

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA            }  
COUNTY OF SHELBY         }

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged we, BARRY N. FRANKLIN AND JUNE J. FRANKLIN, HUSBAND AND WIFE (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto GARRY LEE DAVIS AND PATRICIA E. DAVIS, (herein referred to as GRANTEES) for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Map and Survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

For Ad Valorem tax appraisal purposes only, the property address of the hereinabove described real property is 6573 Quail Run Drive, Pelham, AL 36124.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25th day of March 1996.

*Barry N. Franklin*  
BARRY N. FRANKLIN  
*June J. Franklin*  
JUNE J. FRANKLIN

Inst # 1996-10806

STATE OF ALABAMA            }  
COUNTY OF MONTGOMERY    }

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that BARRY N. FRANKLIN AND JUNE J. FRANKLIN, whose names are signed to the foregoing conveyance, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of March 1996.

*Paul DeLaitch*  
NOTARY PUBLIC  
Commission Expires: 5-2-98

THIS INSTRUMENT PREPARED BY:  
Paul G. DeLaitch  
Attorney-at-Law  
4131 Carmichael Road  
Suite 16  
Montgomery, Alabama 36106  
(334) 244-1934

Inst # 1996-10806

04/03/1996-10806  
12:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DD1 MCD 22.00