

Send tax notice to:  
Lee E. Overton  
2015 Kentucky Avenue  
Vestavia Hills, AL. 35216

This instrument prepared by:  
James R. Moncus, Jr.  
1318 Alford Avenue, Suite 102  
Birmingham, Alabama 35226

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

Inst # 1996-17032

That in consideration of Two Hundred Seventy-Five Thousand and No/100 Dollars (\$275,000.00) in hand paid to the undersigned, Larry C. Franks and wife, Isara Franks (hereinafter referred to as the "Grantors") by Lee E. Overton (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Riverchase Trade Center, as recorded in Map Book 12, Page 24, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1996.
2. Easements, conditions, restrictions, rights-of-way, if any, of record.
3. Mineral and mining rights incident thereto recorded in Vol. 6, Page 80, in the Probate Office of Shelby County, Alabama.

(\$275,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

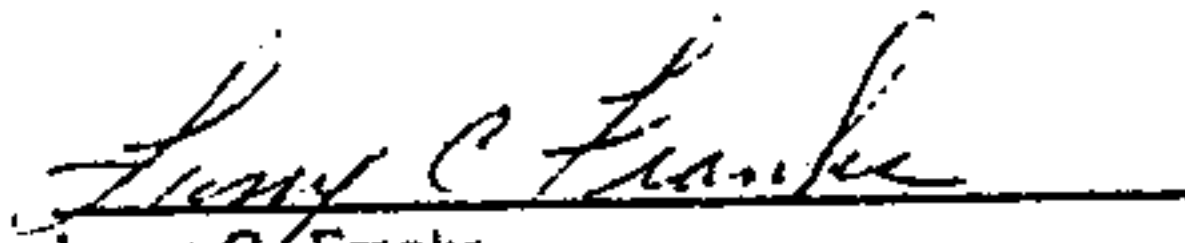
05/28/1996-17032  
09:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
033 ACD 15.00


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TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 16th day of May, 1996.

  
Larry E. Franks

  
Isara Franks

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry C. Franks and wife, Isara Franks, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 1996.

\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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09:03 AM CERTIFIED  
SPELBY COUNTY JUDGE OF PROBATE  
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