

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Allen Franklin & Peggy Franklin
(Address) 145 Henderson Road
Pelham, AL 35124**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**SHELBYCOUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Five Thousand and No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, we,

Nancy Gail Snow Weldon, A Married Woman
(herein referred to as grantors), do grant, bargain, sell and convey untoAllen Franklin and Peggy Franklin
(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

The property herein being conveyed does not constitute the homestead of
Nancy Gail Snow Weldon and/or her spouse.

Inst # 1997-06543

03/03/1997-06543
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SHELBY COUNTY JUDGE OF PROBATE
000-1400 106.00**TO HAVE AND TO HOLD**, Unto the said GRANTEE(S) as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantee(s) herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 24th
day of February, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMASHELBYCounty

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy Gail Snow Weldon, A Married Woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this 24th day of February, A.D., 19 97.

Exhibit "A"

Begin at the Southeast corner of the Southeast quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West; thence North 0 degrees 26 minutes 54 seconds West (bearing assumed) along the accepted East quarter-quarter section line 380.77 feet to the point of beginning; thence North 0 degrees 33 minutes 08 seconds East along said accepted line 112.16 feet; thence North 71 degrees 49 minutes 20 seconds West for 946.31 feet; thence South 30 degrees 20 minutes 02 seconds West for 429.67 feet to the North line of Weatherly Subdivision; thence South 89 degrees 37 minutes 20 seconds East along said North line 217.92 feet; thence South 15 degrees 45 minutes 02 seconds West along said North line 31.41 feet; thence South 89 degrees 37 minutes 22 seconds East along said North line 910.36 feet to the point of beginning.

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