

WARRANTY DEED JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Sixteen Thousand (\$16,000.00) and no/100 DOLLARS to the undersigned Grantors ALLEN FRANKLIN and wife, PEGGY FRANKLIN, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, the said ALLEN FRANKLIN and wife, PEGGY FRANKLIN, do grant, bargain, sell and convey unto the said GUY THOMAS MANZI and wife, PAULA JEANNE MANZI, (hereinafter referred to as the "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:

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 26'54" West (bearing assumed) along the accepted east quarter-quarter section line 380.07 feet; thence North 0 degrees 33'08" East along said accepted line 112.16 feet; thence North 71 degrees 49'20" West for 421.50 feet to the point of beginning; thence continue North 71 degrees 49'20" West for 90.00 feet; thence South 0 degrees 22'38" West for 268.53 feet; thence South 89 degrees 37'22" East for 226.00 feet; thence North 36 degrees 25'26" West for 301.00 feet to the point of beginning. (1.00 acres, more or less)

ABSTRACTOR'S NOTE: Inst.#1997-06543

GRANTEES ADDRESS: 413 Weatherly Way, Pelham, AL 35124

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: that we have a good right to sell and convey the same as aforesaid; 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.

IN WITNESS WHEREOF, we have hereunder set our hands and seal this 18th day of August, 1997.

Susan Bennett
WITNESS

Allen Franklin
ALLEN FRANKLIN

Susan Bennett
WITNESS

Peggy Franklin
PEGGY FRANKLIN

10/30/1997-35409
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 27.00

Inst # 1997-35409

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STATE OF ALABAMA

SHELBY COUNTY

10/30/1997-35409
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
27.00

I, Susan Bennett, a Notary Public, in and for said county and state, hereby certify that ALLEN FRANKLIN and wife, PEGGY FRANKLIN whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this 18th day of August, 1997.

Susan Bennett
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 26, 2001

This instrument prepared by Robert L. Bowers, Jr., Attorney, Clanton, Alabama.

The preparer of this instrument has not examined title to property described herein and makes no certification as to same.