

100 150,000
161.00

This instrument was prepared by:

J. Richard Duke, Esquire
Duke Law Firm, P.C.
550 Montgomery Highway, Suite 300
Birmingham, Alabama 35216

STATE OF ALABAMA

SHELBY COUNTY

06/18/1998-22715
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUL 1 1998

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, PETER J. DEFRANCO, a married man (hereby referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DEFRANCO ENTERPRISES, LLC (a Colorado Limited Liability Company) (herein referred to as Grantee, whether one or more), the following described real estate, including any appurtenances thereto, situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is prepared without benefit of title and is based on information provided by Grantor.

Subject property does not constitute the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD to the said Grantee, his, her or their assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 9th day of June, 1998.


Peter J. DeFranco
(one and the same person as
Peter J. DeFranco, Jr.)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Deborah P. Holmes, a Notary Public in and for said County, in said State, hereby certify that PETER J. DEFRANCO, a married man, 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 seal this 9th day of June, 1998.

Deborah P. Holmes
Notary Public

My Commission expires: 12-2000

Inst. # 1998-00107

06/18/1998
10:37 AM
NOTARY PUBLIC
STATE OF ALABAMA