

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: A. Hudson
ADDRESS: Two Devon Sq., 744 W. Lancaster Ave.
Wayne, Pennsylvania 19087-2594

Mark A. Franks
3025 Cross Grove Lane
Birmingham, AL 35242

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

150,900

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 acknowledged, I or we, **STEVEN N. SOBAT and BRENDA F. SOBAT, husband and wife**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto

MARK A. FRANKS AND SALLY R. FRANKS

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30-A, according to the Resurvey of Lots 29 and 30, Little Ridge Estates, as recorded in Map Book 9, Page 174, said Resurvey being recorded in Map Book 10, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$ 150,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1999-02319

01/19/1999-02319

11:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CR# 38.50

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 a 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 said GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 9TH day of OCTOBER, 19 98

(Seal)

(Seal)

(Seal)

Steven N. Sobat (Seal)
Steven N. Sobat

(Seal)

Brenda F. Sobat (Seal)
Brenda F. Sobat

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Bethie S. Verman, a Notary Public in and for said County, in said State, hereby certify that **STEVEN N. SOBAT and BRENDA F. SOBAT, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, 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 9th day of October, A.D., 19 98.

Bethie S. Verman
Notary Public

My commission expires: 3-16-2000