

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

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

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

Sd

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), FOR THE PURPOSE OF CREATING JOINT SURVIVORSHIP, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARK A. FRANKS AND WIFE, SALLY R. FRANKS**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **MARK A. FRANKS AND SALLY R. FRANKS**, (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial MAF SJ

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 ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees 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 Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 15th day of January, 1999.

Mark A. Franks
MARK A. FRANKS

Sally R. Franks
SALLY R. FRANKS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MARK A. FRANKS AND SALLY R. FRANKS** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of January, 1999.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/2000

1999-02320

zfrank

01/19/1999-02320
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 5.00