

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Joseph Jarrod Franklin
Stacey A. Franklin
#3 Monte Tierra Trail
Montevallo, Al 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty-Eight Thousand and no/100 (\$68,000.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **CHARLES RAY FRANKLIN and wife, JUNE FRANKLIN**, (herein referred to as grantors), grant(s) bargain(s), sell(s) and convey(s) unto **JOSEPH JARROD FRANKLIN and STACEY A. FRANKLIN** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 3, according to Monte Tierra Subdivision as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (a) 30-foot building set back line from Monte Tierra Trail as shown on recorded map of said subdivision. (2) 10-foot utility easement across the South side of said lot as shown on map. (3) Restrictive Covenants and conditions recorded in Misc. Book 2, Page 619 in Probate Office of Shelby County, Alabama. (4) Transmission line permits to Alabama Power Company as recorded in Deed Book 112, Page 456 and Deed Book 123, Page 433 in Probate Office.

\$68,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

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 stated above; 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.

02/02/1999-04609
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 13.00

WBS / Davis Day

Inst # 1999-04609

IN WITNESS WHEREOF, WE have hereunto set our hands and seals
this the 2nd day of February, 1999.

Charles Ray Franklin

Charles Ray Franklin

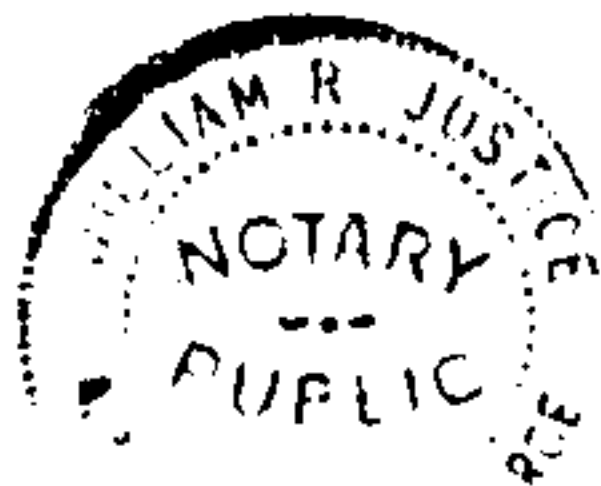
June Franklin

June Franklin

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles Ray Franklin and wife, June 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 1999.



William R. Justice

Notary Public

My Commission Expires: 6/12/99

Inst # 1999-04609

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03:23 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MMS 13.00