

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED, WITH SUVIVORSHIP TO INDIVIDUAL

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of THIRTY EIGHT THOUSAND FIVE HUNDRED DOLLARS AND
NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the
receipt whereof is acknowledged we/I,

Geoffrey Scott Perry, A Married Man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby Franklin and Patricia Franklin

(herein referred to as Grantee) the following described real estate, to wit:

LOT 16, ACCORDING TO THE SURVEY OF PARADISE COVE, AS RECORDED IN
MAP BOOK 15, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING
RIGHTS EXCEPT. This is not the homestead of the grantor or his spouse.

Subject to Easements, Restrictions and Rights of Way of Record.

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.

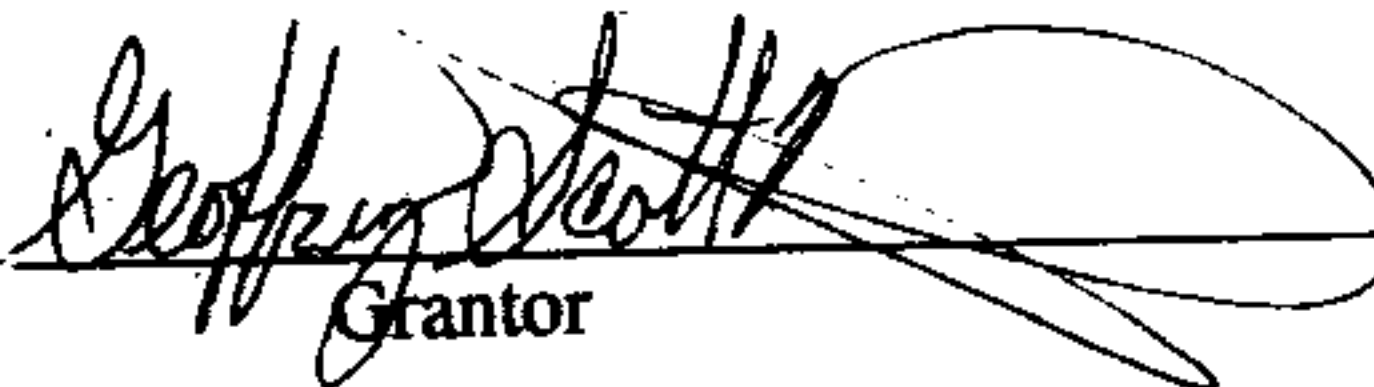
And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

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, and the GRANTEE'S heirs and assigns forever, against the lawful
claims of all persons.

02/08/1999-05323
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 49.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s),
this 26 day of JAN, 1999.

WITNESS:

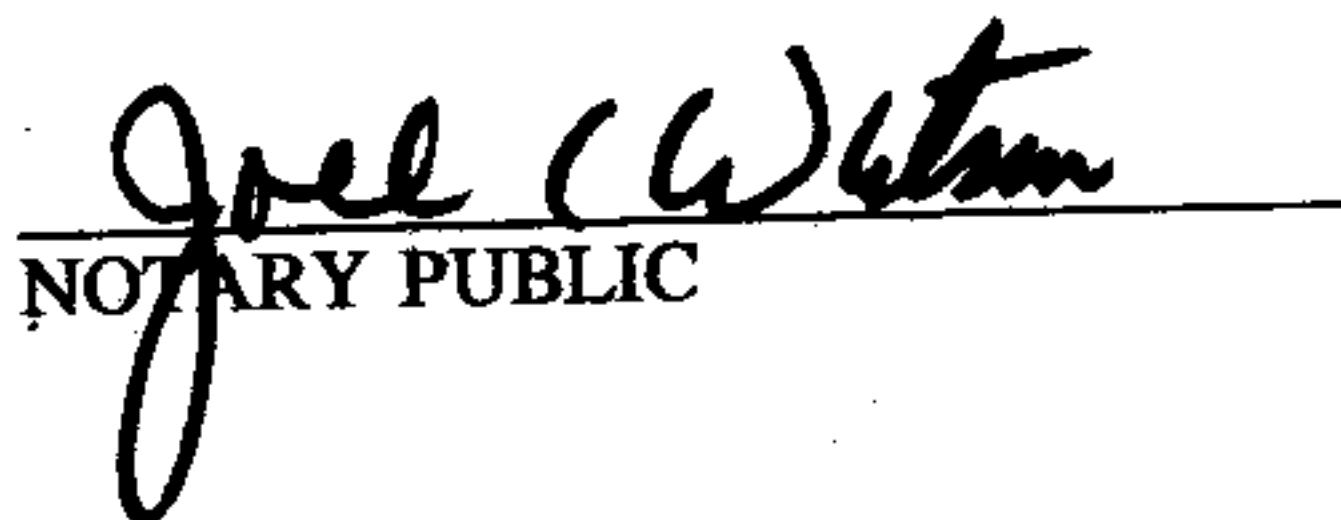

Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Geoffrey Scott Perry, A Married Man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of JAN A.D.
1999.


NOTARY PUBLIC

Inst # 1999-05325

02/08/1999-05325
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CSH 49.50