

This instrument was prepared by:

✓ Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Charles Glaze
2031 Chandawood Drive
Birmingham, Alabama, 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Twenty-nine Thousand and 00/100 Dollars (\$129,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Malcolm H. Franklin, Jr., a single man

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Charles Glaze and Sandra Glaze

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, according to the Survey of First Sector, Phase I of Chaparral, as recorded in Map Book 7, page 161, in the Probate Office of Shelby County, Alabama.

\$100,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

Subject to: (1) 1999 ad valorem taxes not yet due and payable and
(2) all easements, rights-of-way and encumbrances of record.

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

IN WITNESS WHEREOF, I have set my hand and seal, this 7th day of May, 1999.

Malcolm H. Franklin, Jr. (Seal)
Malcolm H. Franklin, Jr.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Malcolm H. Franklin, Jr. 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 official seal this 7th day of May, 1999.

Inst # 1999-22450

05/28/1999-22450
08:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NWS 37.50

Notary Public:
My Commission Expires: 11/5/01