

QUIT CLAIM DEED:

STATE OF ALABAMA)

Know All Men By These Presents,

SHELBY COUNTY)

That in consideration of One Dollar and other valuable considerations, to the under signed grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, THE BOARD OF DIRECTORS OF THE SPRING GATE ESTATES HOMEOWNERS ASSOCIATION, (herein referred to as the grantor) being owner of the listed property, DO QUIT ALL CLAIMS and do grant, bargain, sell and convey to Andrew L. Franklin and Amy C. Maxwell (herein know as the grantee), the following described real estate situated in Shelby County:

Commence at the NW Corner of Lot 19 Spring Gate Sector 1 Phase 4, as recorded in Map Book 22, Page 142 in the office of the Judge of Probate, Shelby County Alabama, said point being the POINT OF BEGINNING; thence N 12 deg-54'-05" E a distance of 39.59'; thence S 70 deg-17'-29" E a distance 95.15'; thence S 0 deg-15'-11" W a distance of 49.57' to the NE corner of said Lot 19; thence N 66 deg-12'-33" W a distance of 106.75' to the Point of Beginning.
Containing 4,307 Square Feet more or less.

TO HAVE AND TO HOLD, to the said grantee for and during his life and upon his death to the heirs and assigns such survivor forever together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators covenant with said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances

That I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 9 day of May, 2000.

WITNESS:

GRANTOR:

Phillip J. Knight
Phillip J. Knight

Jeff Robinson
Jeff Robinson

Krista D. Alton
Krista D. Alton

The State of Alabama, Shelby County.

I, Karen Marie Ray, in and for the State and County aforesaid hereby certify that Phillip Knight, Jeff Robinson, Krista Alton 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 executed the same voluntarily on the day same bears date.

Given under my hand this the 9 day of May AD 2000.

Karen Marie Ray
NOTARY PUBLIC
The State of Alabama, Shelby County.

NOTARY PUBLIC
MY COMMISSION EXPIRES
ON 10/31/2001

I, _____, Judge of the Probate Court of Said County, hereby certify that the foregoing conveyance was filed for registration in this office on the _____ day of _____, 20____ and was recorded in Vol. _____, Record of Deeds, Pages _____ on the _____ day of _____, 20____.

Record Fee _____, Privilege Tax _____ Paid.

Judge of Probate

Inst # 2000-15244

05/09/2000-15244
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 200 10.00