

John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$370,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Larry C. Franks and Sara Marie Franks, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Richard L. Duncan, a single man, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description attached hereto and incorporated by reference herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

Richard L. Duncan
3436 Tuxton Lake Lane
Pelham, AL 35124

~~\$250~~,000.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEE 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.

06/27/2000-21425
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 133.30

Inst • 2000-21425

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 19 day of JUNE, 2000.


Larry C. Franks


Sara Marie Franks

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry C. Franks and Sara Marie Franks, husband and wife, 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 19 day of JUNE, 2000.


Notary Public

My Commission Expires:

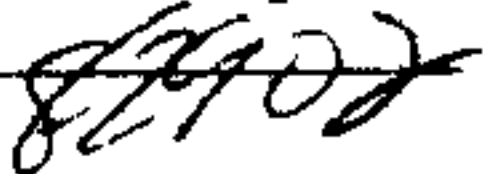


EXHIBIT A

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, thence run in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 132.93 feet; thence turn an angle to the left of $77^{\circ} 25' 48''$ and run in a Southerly direction a distance of 61.46 feet to its intersection with the Southerly R/O/W line of a public road; thence turn an angle to the right of $77^{\circ} 25' 48''$ and run in a Westerly direction along the Southerly R/O/W line of said public road a distance of 110.0 feet to the point of Commencement of a curve to the left having a central angle of $61^{\circ} 52' 27''$ and a radius of 387.11 feet; thence continue along the arc of said curve a distance of 418.04 feet to the end of said curve; thence continue in a Southwesterly direction along the tangent extended, continuing along the Easterly R/O/W line of said public road a distance of 414.10 feet to the point of beginning of property herein described; from said point of beginning, continue on last described course a distance of 57.91 feet to the point of commencement of a curve to the left, having a central angle of $42^{\circ} 50' 01''$ and a radius of 25.0 feet; thence continue on the arc of said curve a distance of 18.69 feet to the end of said curve and the point of commencement of another curve to the right, having a central angle of $132^{\circ} 50' 41''$ and a radius of 50.0 feet; thence continue on the arc of said curve a distance of 115.93 feet; thence from the tangent of last described curve, turn an angle to the left of $103^{\circ} 47' 58''$ and run in a Southerly direction for a distance of 49.64 feet; thence turn an angle to the left of $19^{\circ} 49' 04''$ and continue in a Southerly direction a distance of 56.39 feet; thence turn an angle to the left of $18^{\circ} 17' 30''$ and run in a Southeasterly direction a distance of 110.80 feet; thence turn an angle to the left of $52^{\circ} 55' 49''$ and run in an Easterly direction a distance of 20.21 feet; thence turn an angle to the left of $52^{\circ} 55' 49''$ and run in a Northeasterly direction a distance of 92.61 feet; thence turn an angle to the right of $25^{\circ} 45'$ and run in a Northeasterly direction for a distance of 74.52 feet; thence turn an angle to the right of $67^{\circ} 02'$ and run in Southeasterly direction a distance of 52.78 feet; thence turn an angle to the left of $93^{\circ} 30'$ and run in a Northeasterly direction a distance of 62.52 feet; thence turn an angle to the left of $12^{\circ} 51' 48''$ and run in Northeasterly direction for a distance of 123.25 feet; thence turn an angle to the left of $38^{\circ} 46'$ and run in a Northerly direction a distance of 27.74 feet; thence turn an angle to the left of $59^{\circ} 53' 42''$ and run in a Northwesterly direction a distance of 285.61 feet to the point of beginning.

Inst # 2000-21425

06/27/2000-21425
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 C31 133.50

2000-21425