

WARRANTY DEED

THE STATE OF Alabama
 COUNTY OF Jefferson }

(\$156,000.00)

Sent tax notice to:
 Robert G. Franklin
 113-A St. Charles Drive
 Helena, Alabama

THIS WARRANTY DEED, made and entered into on this, the 1st day of December, 2000, by
 and between Billy E. Avant and Jackie Ramsey Avant, husband and wife, as party of the first part, and
Robert G. Franklin and Julie P. Franklin

as part y of the second part;

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and does by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 26, according to the Survey of St. Charles Place, Phase 1, Sector 2, as recorded in Map Book 22, page 59, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

\$ 90,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part y of the first part hereby covenant with and represent unto the said part y of the second part, their heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2001 which are due and payable October 1, 2001 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set their hands and seals on the day and year first above written.

Billy E Avant (Seal)
 Billy E. Avant

Jackie Ramsey Avant (Seal)
 Jackie Ramsey Avant

THE STATE OF NC
 COUNTY OF Wake }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Billy E Avant and Jackie Ramsey Avant 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 seal this the 15 day of September, 2000.

Tammy Norris (Seal)
 Notary Public

Prepared by: Becky Polingo, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 2000-43039

12/14/2000-43039

10:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MMB 77.00