

SEND TAX NOTICE TO:

(Name) Robert G. Franklin
113-A St. Charles Drive
(Address) Helena, Alabama 35080

This instrument was prepared by

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100-----(\$500.00)---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert G. Franklin and wife, Julie P. Franklin

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

Robert G. Franklin and Julie P. Franklin

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, 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.

Inst # 2000-43040
12/14/2000-43040
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 14.50

TO HAVE AND TO HOLD Unto the said 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th day of December, 2000

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
Julie P. Franklin (Seal)

(Seal)
Robert G. Franklin, by Julie P. Franklin, his attorney in fact under that Power of Attorney dated 10/24/00 and recorded in Inst. _____

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie P. Franklin, as attorney in fact for Robert G. Franklin 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 she, in her capacity as attorney in fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, A.D. 2000


William H. Halbrooks

Notary Public

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Julie P. Franklin
, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of
December, 2000.



Notary Public

William H. Halbrooks

Inst # 2000-43040

12/14/2000-43040
10:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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