

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:
1528 Deer Run Road
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLARS (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, GAYLE H. AUSTIN does grant, bargain, sell and convey unto KRISTEN FRANKLIN, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the Northwest Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 1 West, being a part of the same land described in a deed to Gayle Folmar, recorded in Real Book 75 at Page 299, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a 2 1/2 inch pipe found for the Northwest corner of said 1/4-1/4 section; thence South 00 degrees 17 minutes 16 seconds West along the West line of said Sixteenth Section a distance of 393.37 feet to a point; thence North 83 degrees 02 minutes 42 seconds East, a distance of 1,099.65 feet to the point of beginning of the property herein described; thence North 83 degrees 00 minutes 60 seconds East a distance of 245.15 feet to a point; thence run South 00 degrees 12 minutes 01 seconds West a distance of 281.72 feet; thence run South 88 degrees 08 minutes 18 seconds West a distance of 244.30 feet; thence North 00 degrees 23 minutes 57 seconds East a distance of 259.92 feet to the point of beginning of the property herein conveyed.

Gayle H. Austin is one and the same as Gayle Folmar.
TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we shall and our heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 8th day of May, 2001.

Witness

Gayle H. Austin
GAYLE H. AUSTIN

Witness

STATE OF ALABAMA

COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gayle H. Austin, 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 8th day of May, 2001.

H. Conwill
Notary Public
My Commission Expires: 9/21/04

05/16/2001-19763
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
201 ME 12.00

Conwill & Justice

Inst # 2001-19763