

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED**

RETURN TO:  
TRANSCONTINENTAL TITLE  
1015 MONTLEMAR DR. SUITE A120  
MOBILE, AL 36609

SP 210,000.00  
LA 178,500.00  
31,500.00

Test # 2001-43104

AL2902755

**KNOW** ALL MEN BY THESE PRESENTS that **DOROTHY ANN SCHOMBERG UMPHREY**, formerly known as **DOROTHY ANN SCHOMBERG**, a married woman, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by **GARY MICHAEL FRANKLIN** /AKA GARY FRANKLIN and **ADRIENNE FRANKLIN**, husband and wife, the Grantees, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as joint tenants during their joint lives and upon the death of them, then to the survivor of them, and to the heirs and assigns of such survivor, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

**Lot 133, according to the survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantees only the interest Grantor owns therein, if any;

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, as joint tenants during their 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.

**This conveyance is subject to the following:**

1. Covenants and restrictions as contained in the plat recorded in Map Book 24, Page 62, in Shelby County, Alabama.

The property conveyed herein does not constitute the homestead of the Grantor.

And, except as to the above and the taxes hereafter falling due, the said Grantor, for herself, and for her heirs and personal representatives, hereby covenants with the said Grantees, their heirs and assigns, that she is seized of an indefeasible estate in fee simple in and to said property; that she has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that she is in the quiet and peaceable possession of said property;

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and that she does hereby WARRANT AND WILL FOREVER DEFEND the title to said property,  
and the possession thereof, unto the said Grantees, and the survivor of them, and the heirs and assigns  
of such survivor, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this the  
24<sup>th</sup> day of September 2001.

Dorothy Ann Schomberg Umphrey (SEAL)  
**DOROTHY ANN SCHOMBERG UMPHREY,**  
formerly known as **DOROTHY ANN SCHOMBERG**

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned notary public in and for said state and county, hereby certify that  
**DOROTHY ANN SCHOMBERG UMPHREY, formerly known as DOROTHY ANN SCHOMBERG,** 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 said conveyance, she  
executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 24<sup>th</sup> day of September, 2001.

Beth G Sealy  
Notary Public  
My Commission Expires: Notary Public, Alabama State at Large  
My Commission Expires May 17, 2003  
Notary Public, Alabama State at Large  
My Commission Expires May 17, 2003

The Grantees' address is:

146 Sugarberry Dr.  
Maylene, AL 35114

This instrument was prepared by:

**WILLIAM M. LYON, JR.**  
McFadden, Lyon & Rouse, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(334)342-9172

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