

*Send Tax Notice To: Samuel W. Franklin  
915 Highway 52  
Helena, AL 35080*

This instrument was prepared by:

Samuel W. Franklin  
915 Highway 52  
Helena, AL 35080

## **WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Lourraine Franklin, a widow**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Samuel W. Franklin** (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama described as follows: Begin at the southwest corner of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence run east along the south line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and the south boundary of the Royce Evans tract a distance of 139.48 feet; thence run northeasterly along the southeast boundary of said Royce Evans tract a distance of 578.75 feet to a point on the east boundary of said Royce Evans tract; thence run north along the east boundary of said Royce Evans tract and a continuation thereof a distance of 420 feet to the northwest corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 18; thence run east along the north boundary of said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  a distance of 660 feet; thence run south a distance of 1320 feet; thence run west a distance of 1320 feet to the west line of said Section 18; thence run north along said section line a distance of 660 feet to the point of beginning. Containing 30 acres, more or less.

ALSO:

A parcel of land in the northeast corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 18, Township 20 South, Range 3 West described as follows: That part of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section lying northeast of Old Highway 52; less and except a 20 foot strip evenly off the east side of said parcel lying north of County Road No. 269; Also less and except right of way for New Highway 52. Containing 5.44 acres, more or less.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and

convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7 day of February, 2003.

Lourraine Franklin  
Lourraine Franklin

General Acknowledgment

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Debra H. Sims, a Notary Public in and for said County, in said State, hereby certify that Lourraine Franklin, a widow, 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 7th day of February, 2003.

Debra H. Sims  
Notary Public

My Commission Expires: 01/30/06