

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007 ✓

Send Tax Notice to:
(Name) William A. Parker
(Address) 3116 33rd Place, North
Birmingham, AL 35207

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and 00/100s (\$20,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, we, the heir of Kathleen Franklin, deceased namely, Judy F. Goggins, Debbie Shedd, Jane Nix, Carolyn Burnett, Peggy Woods, Raymond Franklin, Gary Ralph Franklin and Forrest O.T. Franklin.

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

William A. Parker

(herein referred to as **GRANTEES**) the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 113, as shown on map entitled "Property Line Map, Siluria Mills" as recorded in Map Book 5 page 10 in the Probate Office of Shelby County, Alabama, being particularly described as follows:
Commence at the intersection of the Southwesterly right of way line on 1st Avenue and the Westerly right of way lines of Fallon avenue said right of way lines as shown on the map of the Dedication of Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 1st Avenue for 70.00 feet; thence 91 deg. 08 min. 30 sec. left and run Southwesterly for 104.51 feet; thence 89 deg. 53 min. 03 sec. right and run Northwesterly for 79.97 feet; thence 90 deg. 06 min. 49 sec. right and run Northeasterly for 106.27 feet to a point on the Southerly right of way line of 1st Avenue; thence 91 deg. 08 min. 38 sec. right and run Southeasterly along said right of way line of 1st Avenue for 80.00 feet to the point of beginning; being situated in Shelby County, Alabama.

This Deed prepared without benefit of survey at grantors' and grantee's request.
Subject to easements, restrictions, and rights of way of record.
Subject to applicable zoning and subdivision regulations, if any.

None of the herein conveyed property constitutes any of the homestead property of any of the grantors.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of September, 2003.

Witness

Raymond Franklin (Seal)
Seller
Debbie Shedd (Seal)
Seller
Peggy Woods (Seal)
Seller
Forrest O.T. Franklin (Seal)
Seller
Judy F. Goggins (Seal)

Gary Ralph Franklin (Seal)
Seller

+ Jane Nix (Seal)
Seller

Carolyn Burnett (Seal)
Seller

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Judy F. Goggins, Jane Nix, Debbie Shedd, Carolyn Burnett, Peggy Woods, Raymond Franklin, Gary Ralph Franklin and Forrest O.T. Franklin whose name(s) 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 is Executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2003.

~~My Commission Expires June 30, 2006~~
My Commission Expires:

Joseph E. Walden
Notary Public