

SEND TAX NOTICE TO:

(Name) Christopher M. Franck

(Address) 136 Sugarberry Drive  
Maylene, AL 35114

This instrument was prepared by

(Name) Patricia K. Martin, P.C.  
(Address) 2090 Columbiana Road, Suite 3200  
Birmingham, AL 35216



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Shelby Cnty Judge of Probate, AL  
02/03/2004 10:36:00 FILED/CERTIFIED

Form 1-1-5 Rev. 2/00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Seven Thousand and NO/100--(\$187,000.00)---DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Randall Alsabrook as Attorney in Fact for Todd M. Tracy and for his wife, Shanna Tracy

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

Christopher M. Franck and wife, Laura E. Franck

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

SHELBY County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description.

Subject to easements and restrictions of record and subject to current taxes, a  
lien but not yet payable.

\$ 149,600.00 of the above recited purchase price was paid from the proceeds of  
a mortgage loan closed simultaneously herewith.

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 sewerred 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 administrtors 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, I have hereunto set my hand(s) and seal(s), this 30th  
day of January, 20 04

WITNESS: (Seal)  
(Seal)  
(Seal)  
(Seal)  
(Seal)

Randall Alsabrook Attorney in Fact  
Todd M. Tracy, by and through his  
in Fact, Randall Alsabrook (Seal)  
Shanna Tracy, by and through her  
in Fact, Randall Alsabrook (Seal)  
Attorney in Fact, Randall Alsabrook

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Randall Alsabrook, as Attorney in Fact for Todd M. Tracy and for his wife, Shanna Tracy,  
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, he in his capacity as\* executed the same voluntarily  
\*said Attorney in Fact and with full authority on the day the same bears date.

Given under my hand and official seal this 30th day of January, A. D., 20 04

Patricia K. Martin  
Notary Public.

EXHIBIT "A"

Lot 131, 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. ALSO: Begin at the Common Front Lot corner of Lot 130 and Lot 131, Lake Forest, First Sector, as recorded in Map Book 24, Page 62, Shelby County, Alabama; thence run Northwesterly along said common lot line for a distance of 40.00 feet to a point; thence turn an angle to the right at 167 degrees 16 minutes 58 seconds and run Southeasterly for 40.88 feet to a point on the Westerly right of way of Sugarberry Drive, said point being on a curve having a radius of 325.00 feet, a central angle of 01 degree 35 minutes 12 seconds and curving to the right in a Southwesterly to Westerly direction; thence run along the arc of said curve right of way for an arc distance of 9.00 feet to the point of beginning; being situated in Shelby County, Alabama.