

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

Send Tax Notice to:
(Name) Judith C. Franklin
(Address) 1954 Venetian Way
Helena, AL 35080

WARRANTY DEED

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

That in consideration of Ten Thousand and 00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I, Sue E. Franklin, an unmarried woman,

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

Judith C. Franklin

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

Lot 38A according to that certain survey of Joseph E. Conn, Jr., dated 09/30/03, being a resurvey of lot 38, Dearing Downs Ninth Addition Phase IV as recorded in map book 15, page 96 and of lot 7B of a Resurvey of Lots 7, 8, & 9 of Dearing Downs 12th Addition, 1st Phase as recorded in map book 17, page 19 in the office of the Judge of Probate Shelby County Alabama also being situated in the SE 1/4 of section 22, township 20 south, range 3 west in the City of Helena, Alabama.

This Deed prepared without benefit of title abstract, title examination or survey at grantees and grantors request.
Subject to easements, restrictions, and rights of way of record.
Subject to applicable zoning and subdivision regulations.

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, I have hereunto set my hand(s) and seal(s), this 29th day of January, 2004.

WITNESS

_____(Seal) Sue E. Franklin _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Sue E. Franklin, an unmarried woman, 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 29th day of January, 2004.

MY COMMISSION EXPIRES JUNE 28, 2006

My Commission Expires:

Joseph E. Walden
Notary Public