

Send Tax Notice To:
SHAUN FRANKLIN & SANDRA KENDRICK

20050419000182670 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
04/19/2005 08:35:49AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **FIFTY SEVEN THOUSAND AND NO/00 (\$57,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

RIGGINS PARKER, A ~~Miner~~ MAN

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

SHAUN K FRANKLIN AND SANDRA H KENDRICK

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$42,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 severed 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 administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8TH day of April, 2005.


RIGGINS PARKER

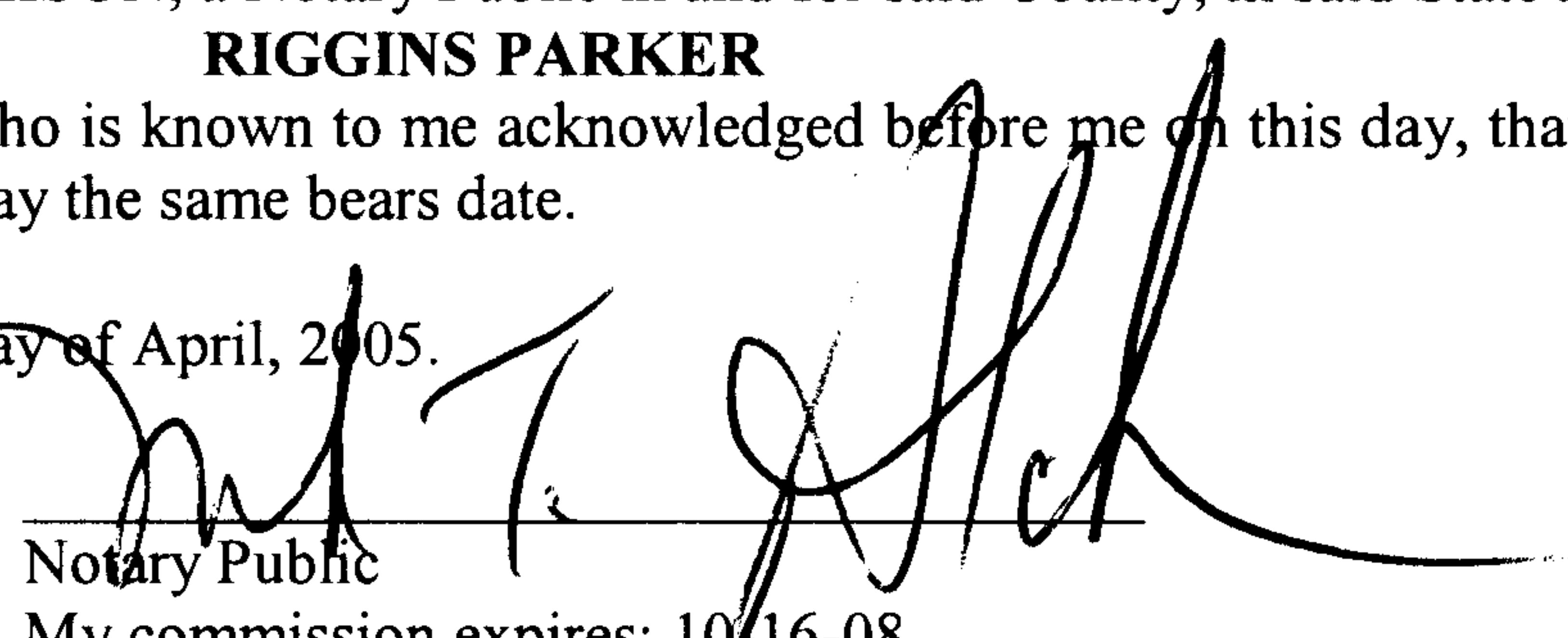
STATE OF ALABAMA)
SHELBY COUNTY)

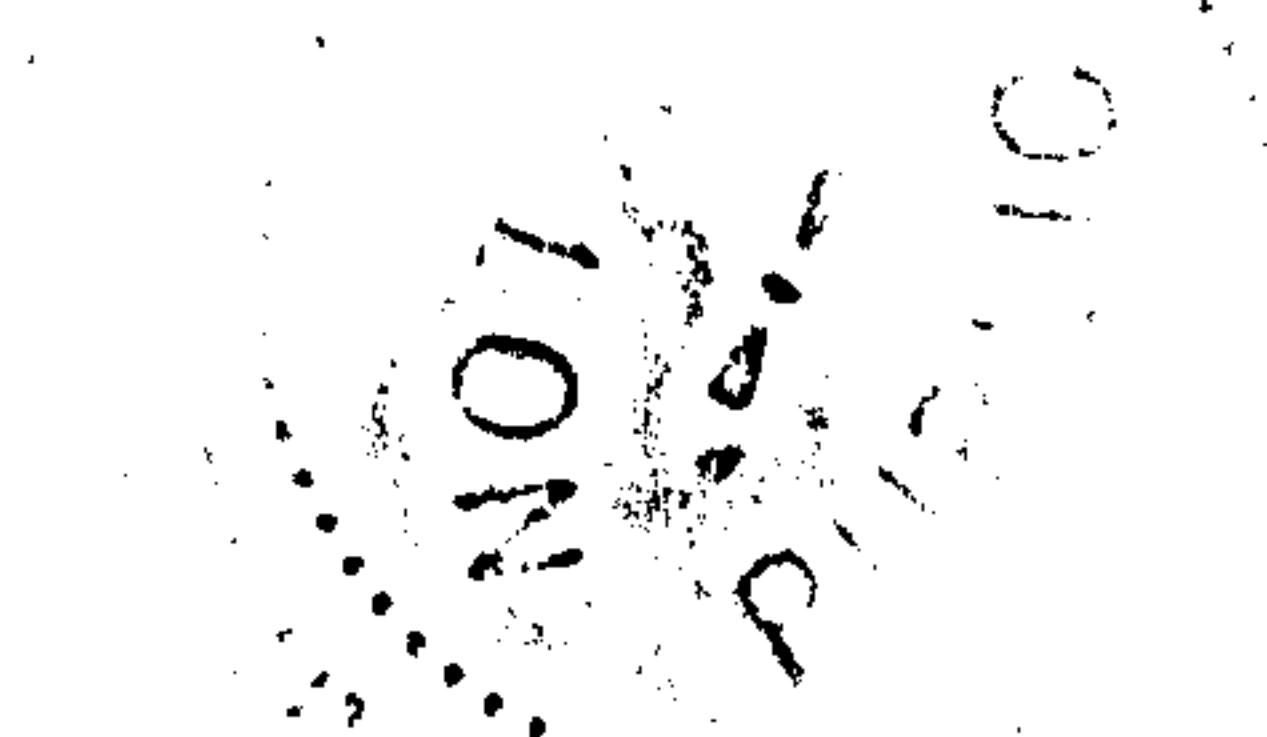
I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State hereby

RIGGINS PARKER

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 8TH day of April, 2005.


Notary Public
My commission expires: 10/16/08



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EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, and part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, both in Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
Beginning at an existing 2 inch open top iron pipe being the locally accepted SW corner of said Section 22 and looking in an northerly direction along the West line of said Section 22, turn an angle to the right of 63 deg. 42 min. 20 sec. and run in a northeasterly direction for a distance of 102.56 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 80 deg. 06 min. 28 sec. and run in a Southeasterly direction for a distance of 188.76 feet to an existing iron rebar set by Weygand and being on the northwest right of way line of Shelby County Highway No. 12 (being 40 feet from the center of the road); thence turn an angle to the right of 93 deg. 20 min. 33 sec. and run in a Southwesterly direction for a distance of 76.81 feet to an existing iron rebar set by Weygand and still being on the northwest right of way line of Shelby County Highway No. 12; thence turn an angle to the right of 2 deg. 42 min. 08 sec. and run in a Southwesterly direction along the northwest right of way line of said Shelby County Highway No. 12 for a distance of 92.74 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 2 deg. 23 min. 55 sec. and run in a Southwesterly direction along the Northwest right of way line of Shelby County Highway No. 12 for a distance of 66.29 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 117 deg. 44 min. 34 sec. and run in a northerly direction for a distance of 226.0 feet more or less to the point of beginning.

Being situated in Shelby County, Alabama.

Shelby County, AL 04/19/2005
State of Alabama

Deed Tax: \$15.00

Rev 02/99

Shaun K Franklin
0896388525