

QUITCLAIM DEED WITH RESERVED LIFE ESTA

I, Ruby R. Franks (Grantor), of Shelby County, Alabama, for consideration paid of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, grant to my children, Michael Alan Franks, Paul Norman Franks, Deborah Franks Acton and Barry Keith Franks, as joint tenants

\$121,500 00

WITH QUITCLAIM COVENANTS

the following described real estate together with the buildings thereon situated in Shelby County, Alabama, to-wit:

Lot 18, in Block 4, Oak Mountain Estates, Second Sector, according to Map as recorded in Map Book 5 on Page 76 in the Probate Office of Shelby County, Alabama.

Reserving to the Grantor, Ruby R. Franks, however, a life estate in the above said premises during the remainder of the lifetime of said Ruby R. Franks, during which time the said Grantor shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees or profits generated from said life estate, but without the right to partition. During her lifetime, Grantor shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to be premises and they shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

IN WITNESS WHEREOF, I have set my hand and seal this 26th day of April, 2005.

Shelby County, AL 05/02/2005
State of Alabama

Deed Tax: \$121.50

Ruby R. Franks

Ruby R. Franks, Grantor

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, Heather R. Beaty, a Notary Public in and for said County and State, hereby certify that Ruby R. Franks, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2005.

Heather R. Beaty
Notary Public

My Commission expires:

MY COMMISSION EXPIRES JUNE 3, 2008

Prepared by:
Alan Zeigler
Zeigler Law Firm
1776 Independence Court
Suite 304
Birmingham, AL 35216

Send Property Tax Notice to:
Ruby R. Franks
509 Overhill Drive
Pelham, AL 35124