

20070802000360680 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/02/2007 01:27:43PM FILED/CERT

Shelby County, AL 08/02/2007
State of Alabama

Deed Tax: \$16.00

RELI, Inc.
The Title & Closing Professionals
2850 Cahaba Road, Suite 140
Mountain Brook, AL 35223

MTBD 700325

Send tax notice to:

Micah J. Franklin

1528 Deer Run Road

Alabaster, AL 35007

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00) in hand paid to the undersigned Donald R. Franklin and Loretta S. Franklin, husband and wife (hereinafter referred to as Grantors") by Micah J. Franklin and Kristen F. Franklin, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF FRANKLIN FAMILY SUBDIVISION, AS
RECORDED IN MAP BOOK 38, PAGE 141, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, AGREEMENTS, RIGHTS OF WAYS,
RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

\$64,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their
heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs,
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises;
that they are free from all encumbrances except as noted above; that they have a good right to sell
and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall
warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful
claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Donald R. Franklin and Loretta S. Franklin, husband and wife herunto set their signature(s) and seal(s) on July 30, 2007.

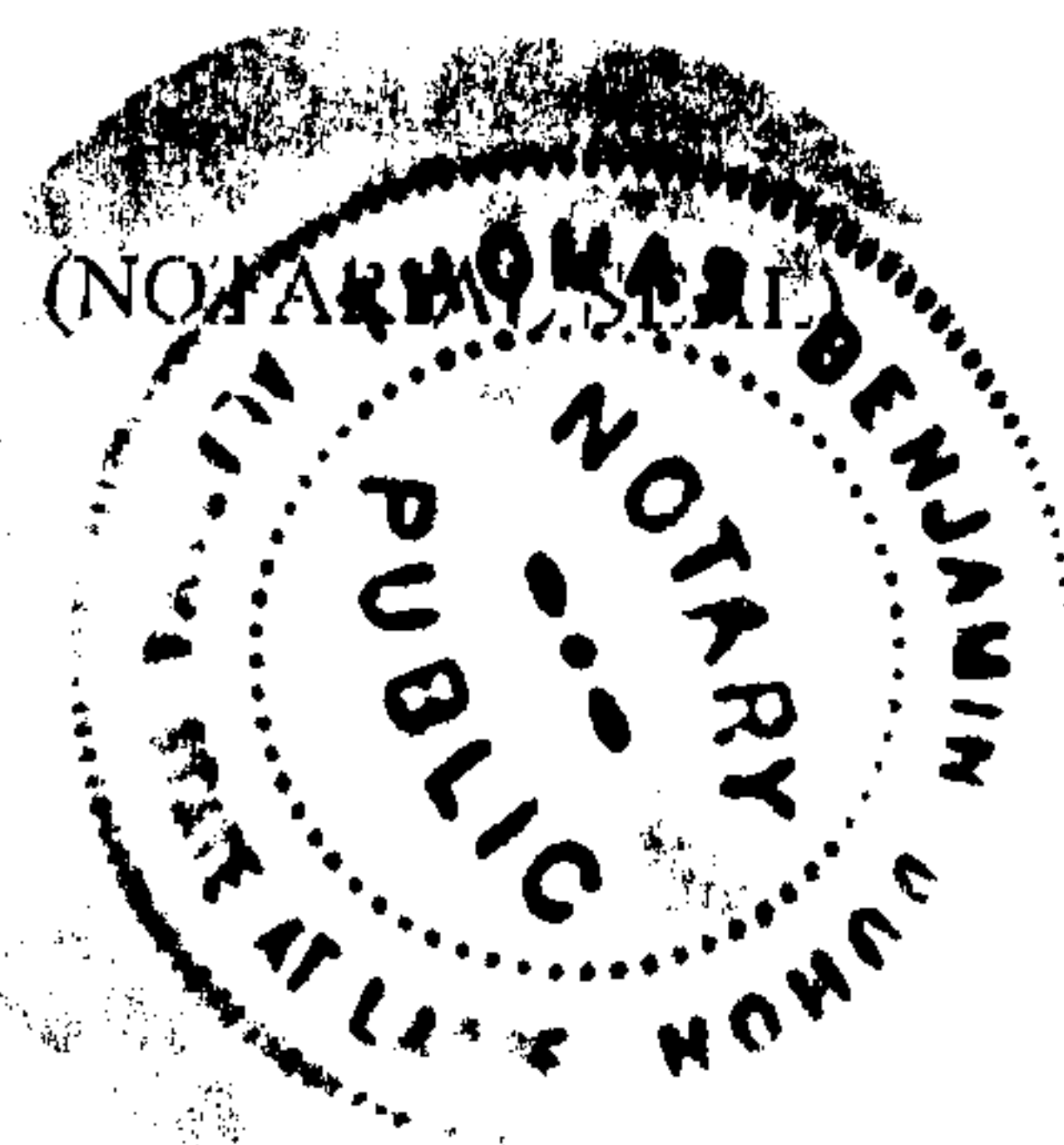

Donald R. Franklin

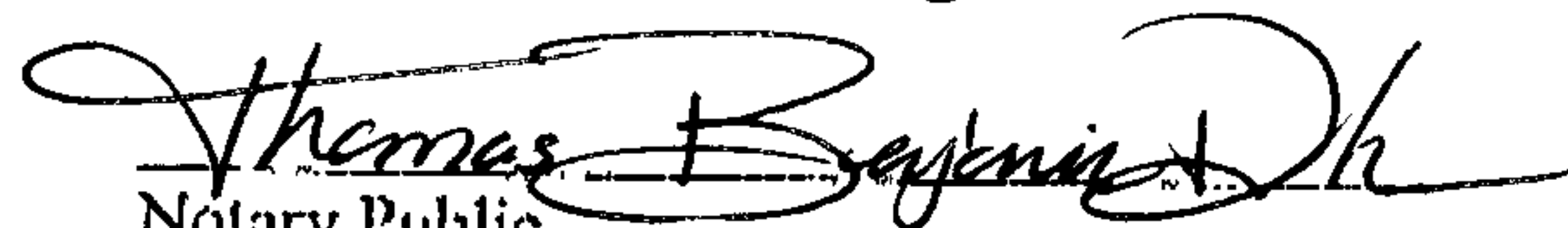

Loretta S. Franklin

STATE OF ALABAMA
COUNTY OF *Mobile*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Franklin and Loretta S. Franklin, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of July 2007.




Notary Public
Print Name: *Thomas Benjamin Duhon*
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 5, 2008