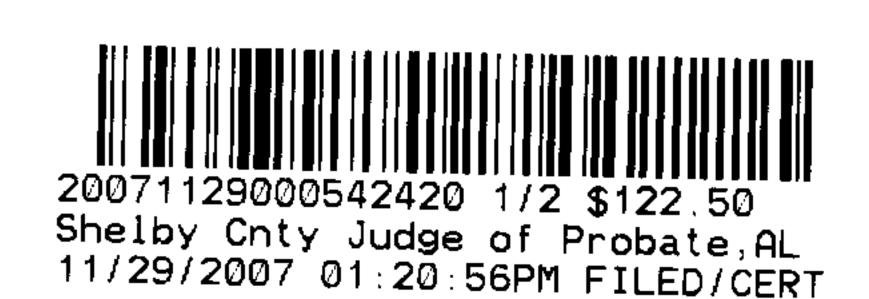
TAV = \$101,300



## SPECIAL WARRANTY DEED TO REVOCABLE LIVING TRUST

GRANTOR: Michael A. Franks and Rebecca D. Franks, Husband and Wife

GRANTEE: Michael A. Franks & Rebecca D. Franks, as Co-Trustees or their successors in trust under the Michael A. & Rebecca D. Franks Living Trust, dated August 11, 2005 and any amendments thereto.

## SEND PROPERTY TAX NOTICE TO:

Michael A. & Rebecca D. Franks 1021 Narrows Point Drive Birmingham, AL 35242

THIS DEED, made this \_\_\_\_\_\_ day of \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2007, by and between Michael A. Franks and Rebecca D. Franks, Husband and Wife, the Grantor, and Michael A. Franks & Rebecca D. Franks, as Co-Trustees, or their successors in trust, under the Michael A. & Rebecca D. Franks Living Trust, dated August 11, 2005 and any amendments thereto, the Grantee, whose address is: 1021 Narrows Point Drive, Birmingham, AL 35242;

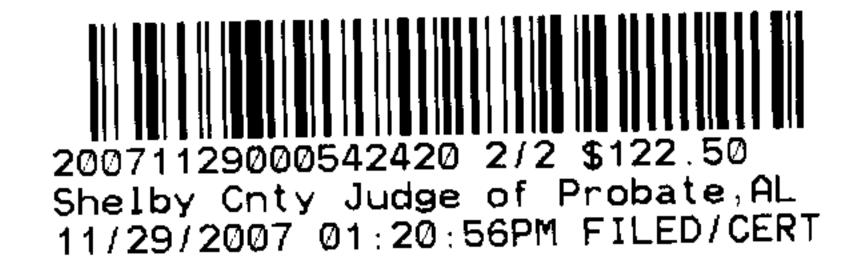
## **RECITALS**:

- R-1. By the Trust Agreement dated August 11, 2005, the Grantor and the Grantee, as Co-Trustees, created the Michael A. Franks & Rebecca D. Franks Living Trust, (the "Trust Agreement").
- R-2. The Grantor desires to transfer the Property to the Grantee, as Co-Trustees, or their successors in trust to be held and administered pursuant to the terms of the Trust Agreement.
- R-3 The Trust Agreement designates each surviving initial Trustee of the Michael A. & Rebecca D. Franks Living Trust to act as Trustee upon the other initial Trustee's death, resignation, or disability.
- R-4 The Trust Agreement designates Cynthia D. Monroe to act as Successor Trustee upon the death, resignation, or disability of both initial Trustees and Lindsey R. Allen to act as Contingent Successor Trustee upon the death, resignation, or disability of the Successor Trustee.

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor, Michael A. Franks and Rebecca D. Franks, Husband and Wife, do hereby grant and convey, with SPECIAL WARRANTY and COVENANTS OF TITLE, unto the Grantee, Michael A. Franks & Rebecca D. Franks, Co-Trustees, or their successors in trust, under the Michael A. & Rebecca D. Franks Living Trust, dated August 11, 2005 and any amendments thereto, the following described real estate, situated in Shelby County, Alabama ("Property"), to-wit:

Lot 40, according to the Final Plat of Narrows Point-Phase 5, recorded in Map Book 35, Page 90A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



\$85,500.00 of the consideration as was paid from the proceeds of a mortgage loan.

Subject to: (1) Ad valorem taxes due and payable October 1, 2007 and all subsequent years thereafter; (2) Fire district assessments for 2007 and subsequent years not yet due and payable; (3) Mineral and mining rights not owned by Grantor; (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755, Instrument #2000-17136, Instrument #2000-#2001-38328, Instrument #20020905000424180, 36696, Instrument Instrument #20021017000508250; #20030716000450980 and Instrument Instrument #20050831000450840 in the Probate Office of Shelby County, Alabama; (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

TO HAVE AND TO HOLD the Property upon the trusts and for the uses and purposes set forth in the

Trust Agreement.	
IN WITNESS WHEREOF, we have hereun	to set our hands and seals, this the
Med Micha	elael A. Franks, Grantor
Rebec	beca D. Franks, Grantor
State of Alabama )	Shelby County, AL 11/29/2007 State of Alabama
Shelby County )	Deed Tax: \$107.50
Rebecca D. Franks, whose names are signed to t	r said County and State certify that Michael A. Franks and he foregoing conveyance, and who are known to me, of the contents of this conveyance, they executed the same
Given under my hand and official seal this the	day of November, 2007.
Notary Public	This instrument prepared by: Alan Zeigler Zeigler Law Firm 1776 Independence Court Suite 304
My commission expires: 7-09-09	Birmingham, AL 35216 (205) 879-3535

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BRIAN GEORGE FRICKS &

OFFICIAL SEAL

NOTARY PUBLIC-ALABAMA

STATE AT LARGE

My Chim Minstein Exploision duly 9, 2003 🖒

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