

TAV = \$107,300



20071129000542420 1/2 \$122.50
Shelby Cnty Judge of Probate, AL
11/29/2007 01:20:56PM FILED/CERT

**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 19th day of November, 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 #2000-36696, Instrument #2001-38328, Instrument #20020905000424180, Instrument #20021017000508250; and Instrument #20030716000450980 and 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 hereunto set our hands and seals, this the 19th day of November, 2007.

Michael A. Franks
Michael A. Franks, Grantor

Rebecca D. Franks
Rebecca D. Franks, Grantor

State of Alabama)
Shelby County)

Shelby County, AL 11/29/2007
State of Alabama
Deed Tax: \$107.50

I, the undersigned authority, a Notary Public in and for said County and State certify that Michael A. Franks and Rebecca D. Franks, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of November, 2007.

[Signature]
Notary Public

My commission expires: 7-09-09

This instrument prepared by:
Alan Zeigler
Zeigler Law Firm
1776 Independence Court Suite 304
Birmingham, AL 35216
(205) 879-3535

