

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Robert B. Franklin  
10699, old HWY 280  
Chelsea AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20100303000061840 1/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
03/03/2010 09:34:02 AM FILED/CERT

That in consideration of Six Hundred Fifty Thousand dollars and Zero cents (\$650,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy Thomas, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Robert B. Franklin and Amanda M. Franklin (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Billy Thomas is one and the same person as Willie M. Thomas, Jr.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

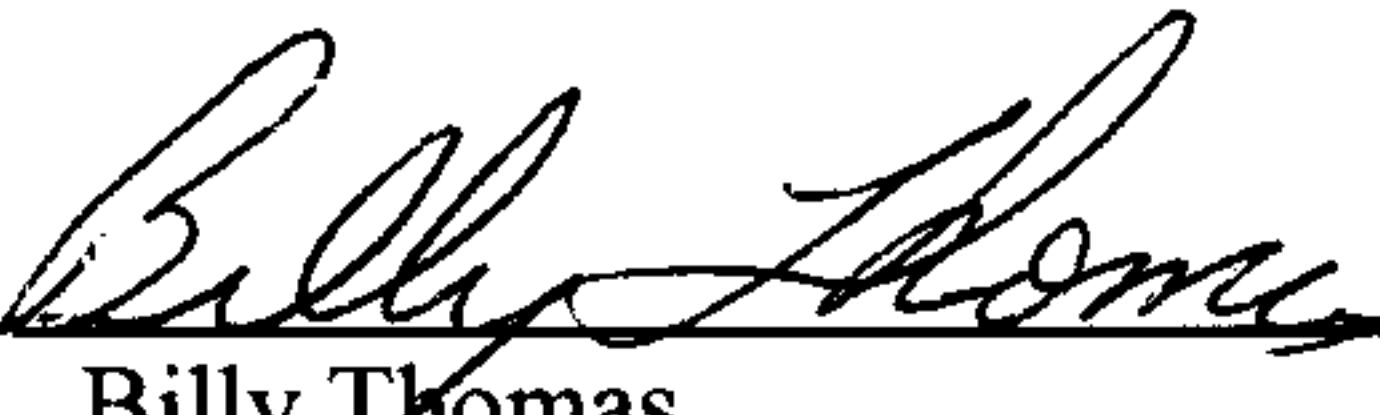
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$600,000.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of February, 2010.

|                              |  |              |
|------------------------------|--|--------------|
| _____ (Seal)                 | <br>Billy Thomas | _____ (Seal) |
| _____ (Seal)                 | _____  | _____ (Seal) |
| _____ (Seal)                 | _____  | _____ (Seal) |
| Shelby County, AL 03/03/2010 |  |              |
| State of Alabama             |  | _____ (Seal) |
| Deed Tax : \$50.00           |  |              |

STATE OF ALABAMA

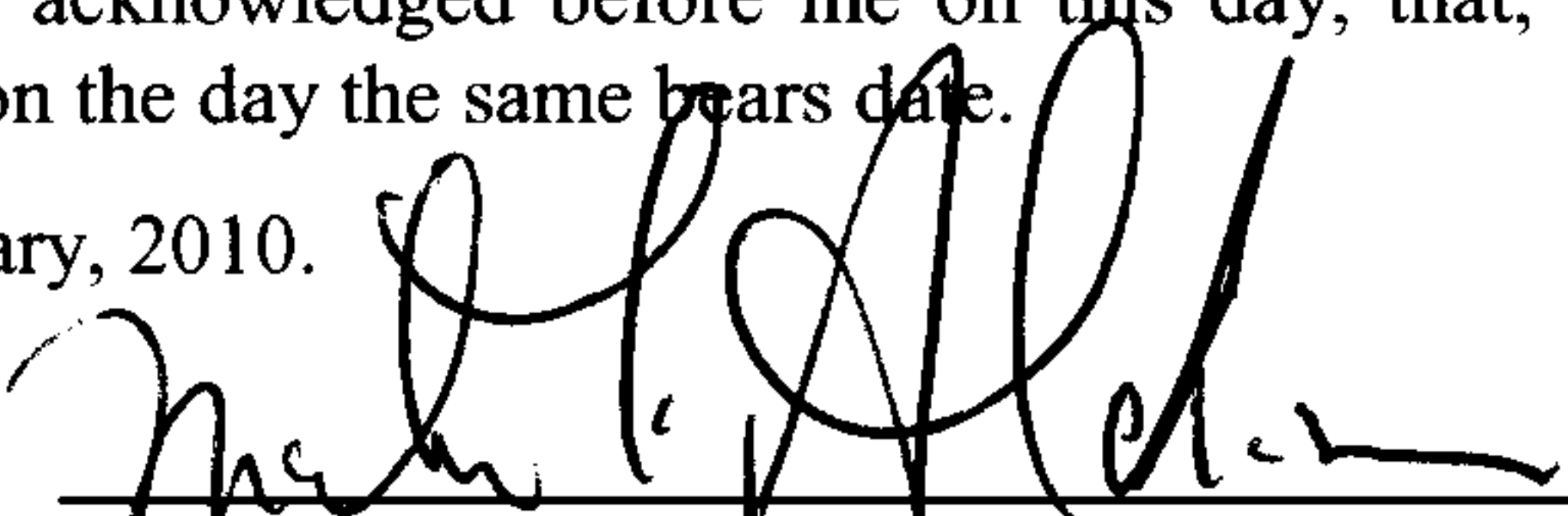
} General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Billy Thomas 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2010.

My commission expires: 10/16/2012

  
Michael T. Atchison, Notary Public



20100303000061840 2/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
03/03/2010 09:34:02 AM FILED/CERT

## EXHIBIT A

Commence at the NE corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East a distance of 179.87 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 888.05 feet; thence South 49 degrees 44 minutes 41 seconds East a distance of 48.54 feet to the point of beginning; thence continue along the last described course, a distance of 276.13 feet; thence South 39 degrees 20 minutes 23 seconds West, a distance of 159.74 feet; thence South 75 degrees 12 minutes 03 seconds West, a distance of 80.82 feet; thence South 63 degrees 49 minutes 52 seconds West, a distance of 94.89 feet; thence North 28 degrees 54 minutes 29 seconds West, a distance of 225.17 feet; thence North 44 degrees 11 minutes 18 seconds East, a distance of 233.39 feet to the point of beginning.

Also, and including a 30-foot ingress/egress, utility and drainage easement, lying 15-feet either side of and parallel to the following described centerline:

Commence at the NE corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 179.87 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 888.05 feet; thence South 49 degrees 44 minutes 41 seconds East, a distance of 48.54 feet; thence South 44 degrees 11 minutes 48 seconds West, a distance of 153.94 feet to the point of beginning of said centerline; thence North 45 degrees 53 minutes 52 seconds West, a distance of 286.85 feet to the right of way line of Old Highway 280 and the point of ending of said centerline.

According to survey of Rodney Y. Shiflett, RLS #21784, date February 16, 2010.