


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243


20100503000135220 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
05/03/2010 02:19:11 PM FILED/CERT

Send Tax Notice To:
Melissa C. Franklin
177 Green Field Lane
Alabaster, AL. 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Sonja Jean Barnard, an unmarried woman

(herein referred to as GRANTORS) does grant, bargain, sell and convey unto

Melissa C. Franklin and Ross H. Franklin

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 67, Sector 6, according to the Survey of Greenfield, Sectors 4 and 6, as recorded in Map Book 17, page 131, in the Probate Office of Shelby County, Alabama

Subject to: All Easements, Restrictions and Rights of Way of record.

\$147,283.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

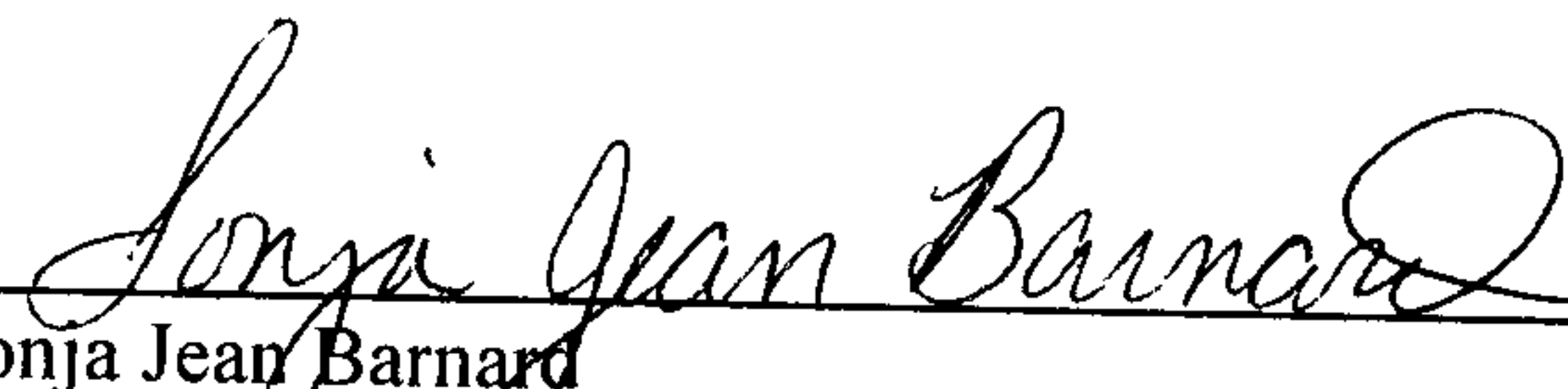
Sonja Jean Barnard by deed dated 12/13/07 and filed on 12/19/07 in Instrument 20071219000570480 is one and the same person as Sonja Givens.

TO HAVE AND TO HOLD unto the said GRANTEE, their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and 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, the said GRANTOR has hereunto set her signature and seal, this the 14th day of April, 2010.



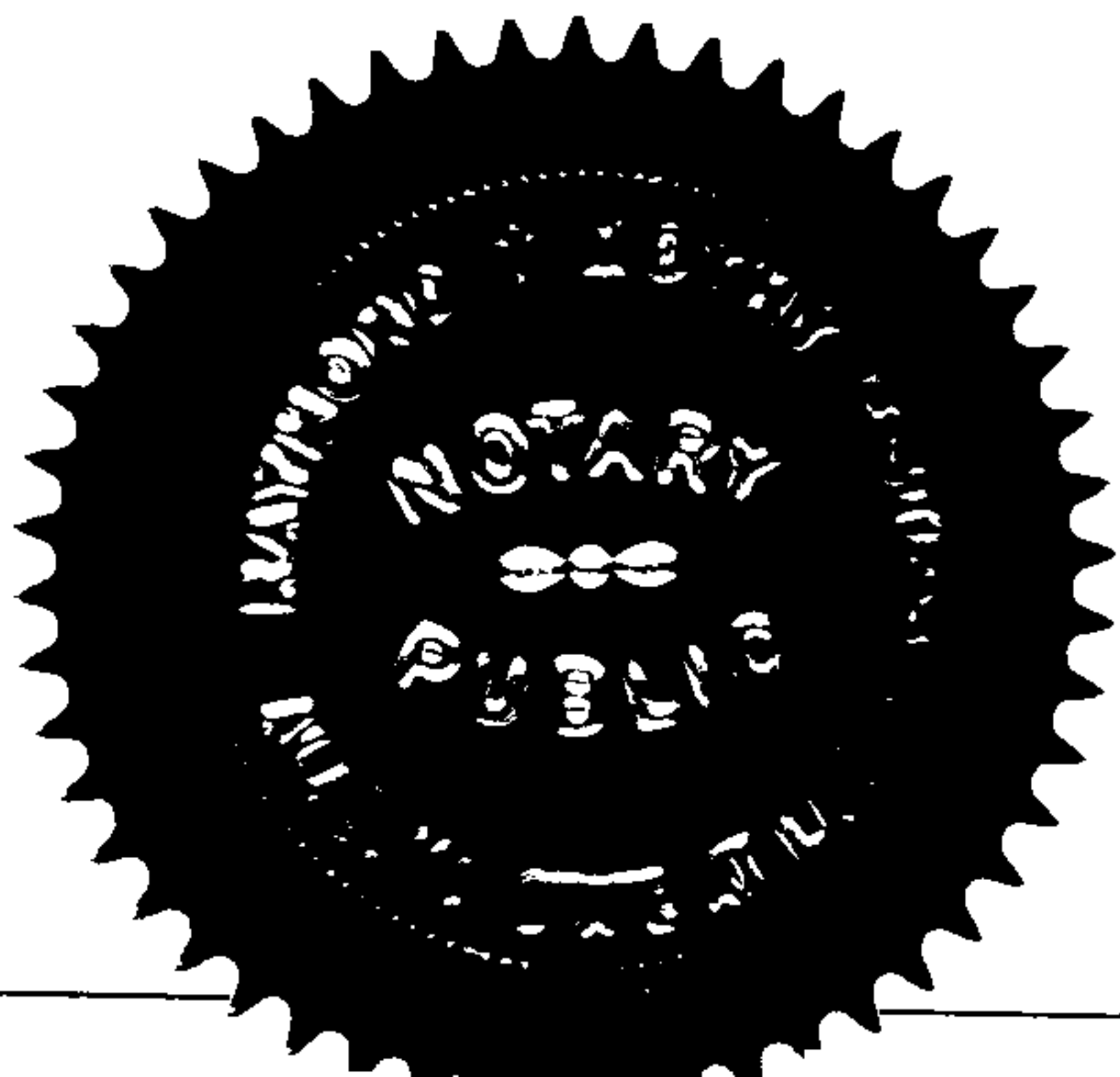
Sonja Jean Barnard


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Deed Tax : \$3.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sonja Jean Barnard, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2010.





Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011