

20101210000415620 1/2 \$182.00
Shelby Cnty Judge of Probate, AL
12/10/2010 12:34:37 PM FILED/CERT

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PREPARED BY:
Lynn Bennett Byrd, Attorney at Law
29 PINEVILLE ROAD
MONROEVILLE AL 36461

SEND TAX MESSAGE TO:
103 PINEDALE CIRCLE
COLUMBIANA, AL 35051

FAIRmarket VALUE: \$165,000.00

7663783

WARRANTY DEED

Rec 1

For good consideration, I (we) ROBERT FRANKLIN AND DIANE FRANKLIN ALSO KNOWN AS
TERESA DIANE FRANKLIN AND ALSO KNOWN AS TERESA FRANKLIN, HUSBAND AND WIFE
Grantor's mailing address: 103 PINEDALE CIRCLE, COLUMBIANA, AL 35051

hereby bargain, deed and convey to ROBERT FRANKLIN AND TERESA FRANKLIN, HUSBAND
AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP
Grantee's mailing address: 103 PINEDALE CIRCLE, COLUMBIANA, AL 35051

the following described land in SHELBY county, free and clear with WARRANTY
COVENANTS; to wit: LOT 23 OF THE RESURVEY OF LOTS, 21, 22,
23, 25 AND 26, OF THE FIRST ADDITION TO TRIPLE SPRINGS SUBDIVISION, SECOND SECTOR,
AS RECORDED IN MAP BOOK 14, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.
APN#21-7-36-1-001-002.00

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death
of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said
GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all
persons.

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WITNESS the hands and seal of said Grantors this

day of

[Signature]
Grantor ROBERT FRANKLIN

[Signature]
Grantor DIANE FRANKLIN

Grantor

[Signature]
Grantor A/K/A - TERESA DIANE FRANKLIN

Grantor

[Signature]
Grantor A/K/A - TERESA FRANKLIN

STATE OF ALABAMA } SS.
COUNTY OF Shelby

I, Trina K Holt hereby certify that ROBERT FRANKLIN AND DIANE FRANKLIN A/K/A - TERESA DIANE FRANKLIN A/K/A - TERESA FRANKLIN

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 executed the same voluntarily on the day the same bears date. Given under my hand this 16 day of July, A.D., 2010.

[Signature]
Notary Public

TRINA K HOLT
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
March 11, 2011

[Barcode]
U01540527
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