


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
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**P O Box 822**  
**Columbiana, AL 35051**

  
20120718000256280 1/1 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/18/2012 10:45:04 AM FILED/CERT

Send Tax Notice to:

*Jeff Franklin*  
*56 Rail Road St*  
*Leeds, Ala 35094*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Tracy A. Chew, a married woman, Helen Louise Alexander, a single woman, Gwen Franklin and husband, Jeff Franklin** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Gwen Franklin and Jeff Franklin** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

*Lot 1, according to survey of Alexander Family Subdivision, recorded in Map Book 43, Page 3, Probate Office of Shelby County, Alabama.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.
- 3.



Tracy Alexander and Tracy Chew are one in the same person.


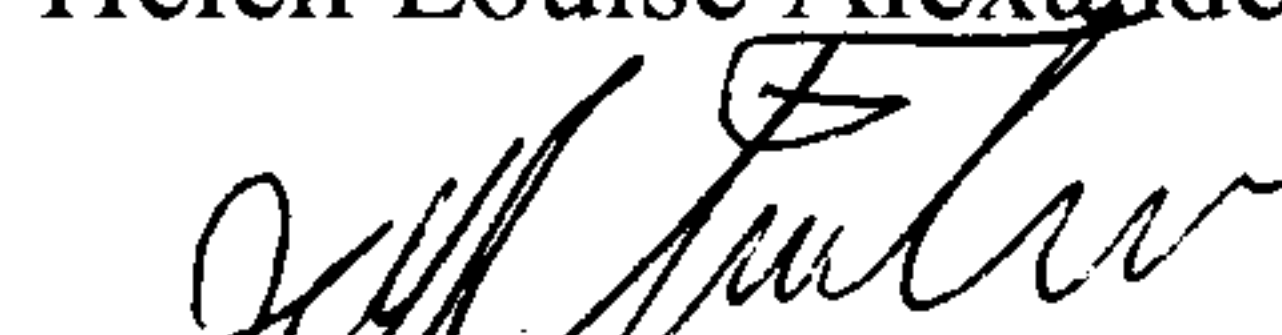
Grantor reserve a right of first refusal to purchase the above described property upon sale by grantee, This right of first refusal shall be personal to the above grantors shall not extend to their heirs or devisees.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18<sup>th</sup> day of July, 2012.

  
\_\_\_\_\_  
Tracy A. Chew  
  
\_\_\_\_\_  
Gwen Franklin

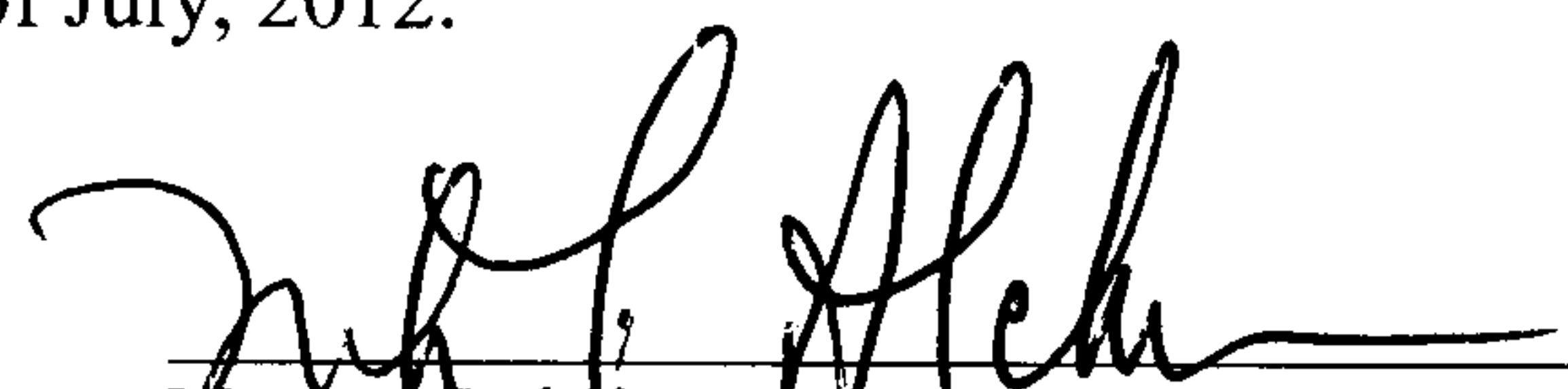
  
\_\_\_\_\_  
Helen Louise Alexander  
  
\_\_\_\_\_  
Jeff Franklin

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Tracy A. Chew, Helen Louise Alexander, Gwen Franklin and Jeff Franklin** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of July, 2012.

Shelby County: AL 07/18/2012  
State of Alabama  
Deed Tax: \$5.00

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-16-12  
