

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Michael D. Thompson
1725 Somerset Circle
Birmingham, AL 35213

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this August 1, 2012, That for and in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 (\$135,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GREGORY E. FRANKLIN and CONNIE J. FRANKLIN**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **MICHAEL D. THOMPSON**, (herein referred to as "Grantee"), (herein referred to as "Grantee"), Grantee's heirs and assigns, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

The NE ¼ of the NW ¼; and 14 acres off of the West side of the SE ¼ of the NW ¼, all located in Section 8, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the NE ¼ of the NW ¼ of Section 8, Township 19 South, Range 2 East; then run North 89 degrees 52 minutes 05 seconds East along the North line thereof for 1342.20 feet to the NE corner of said ¼ - ¼ Section, thence South 1 degrees 42 minutes 59 seconds run 1304.42 feet to the SE corner of said ¼ - ¼ Section; thence North 89 degrees 54 minutes 31 seconds West along the South line thereof for 865.55 feet; thence South 1 degree 09 minutes 04 seconds West for 1300.73 feet to the South line of the SE ¼ of the NW ¼ of said Section; thence North 89 degrees 40 minutes 51 seconds West run 463.65 feet to the SW corner of said SE ¼ of the NW ¼; thence North 01 degrees 09 minutes 04 seconds East for 2597.77 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS \$12945, dated December 3, 2002. Situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.

5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 1, 2012.

GRANTORS:


Gregory E. Franklin


Connie J. Franklin

**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Gregory E. Franklin and Connie J. Franklin, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Gregory E. Franklin and Connie J. Franklin each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 1, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

[Affix Seal Here]


20120806000286080 2/3 \$153.00
Shelby Cnty Judge of Probate, AL
08/06/2012 11:55:00 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael D Thompson
Mailing Address Gregory E Franklin
Connie J Franklin

Grantee's Name Michael D Thompson
Mailing Address 1725 Somerset Circle
Birmingham, AL 35244

Property Address 27 Creeper Road
Vincent AL 35778
54 Acres Shelby Co

Date of Sale 8/1/12
Total Purchase Price \$ 135,000

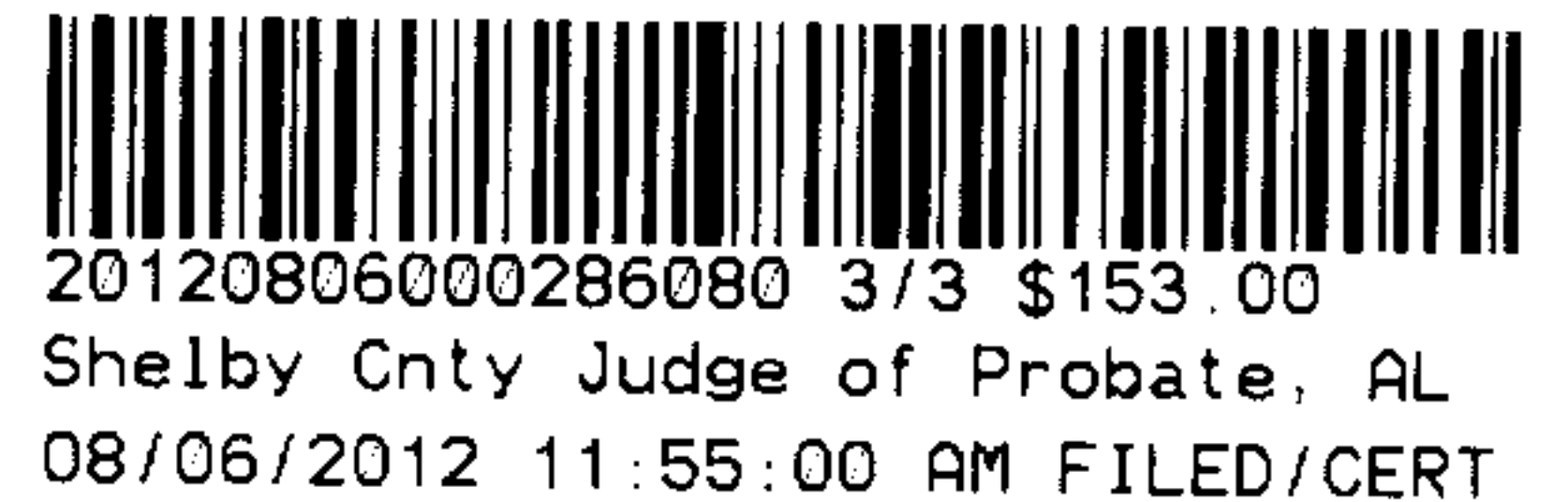
or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/1/12

Print C

Unattested

(verified by)

Sign Gregory E Franklin Connie J Franklin
(Grantor/Grantee/Owner/Agent) circle one

Michael D Thompson

Form RT-1