

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Benjamin M. Carmichael & Abby S. Carmichael
4928 Stonehenge Road
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Susan Chaffin and Synovus Trust Company, N.A. as Co-Personal Representatives of The Estate of Aubrey Nelson Franklin

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Benjamin M. Carmichael and Abby S. Carmichael

(hereinafter 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

\$128,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Aubrey Nelson Franklin was the surviving Grantee of that certain Warranty Deed with rights of Survivorship dated 8/10/1963, and recorded in Book 226, Page 530 in the Probate Office of Shelby County, Alabama. Elizabeth L. Franklin having died on May 17th, 2011 and Aubrey Nelson Franklin having died on August 25th, 2011.

Subject to: (1) 2012 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 21st day of September, 2012.

THE ESTATE OF AUBREY NELSON FRANKLIN
BY: Rhonda Hitchcock (Seal) BY: Susan Chaffin (Seal)
Synovus Trust Company, N.A. Susan Chaffin
ITS: Co-Personal Representative ITS: Co-Personal Representative
By: Rhonda Hitchcock
Its: Relationship Manager

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

Shelby County, AL 09/26/2012
State of Alabama
Deed Tax: \$32.00

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Susan Chaffin as Co-Personal Representative and Synovus Trust Company, N.A. by Rhonda Hitchcock, its Relationship Manager, as Co-Personal Representative of The Estate of Aubrey Nelson Franklin whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Co-Personal Representatives they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September 2012

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 2-12-14

DAVID P. CONDON
NOTARY
PUBLIC
STATE-AT-LARGE

EXHIBIT A
Legal Description

A portion of Plot 2 according to survey made of Lee Street Estate by Alton Young in March, 1963, as shown by map recorded in Map Book 4, Page 80, in the Probate Office of Shelby County, Alabama, which said portion is more particularly described as follows:

From the NE corner of Section 22, Township 19 South, Range 2 West run westerly along the north boundary line of said Section 22, Township 19 South, Range 2 West 943.09 feet, more or less to a point in the center of a County Road; thence turn an angle of $94^{\circ}13'$ to the left and run southeasterly along the center of said road for 200.00 feet; thence turn an angle of $08^{\circ}11'$ to the right and continue southwesterly along the center of said County Road for 100.00 feet; thence turn an angle of $93^{\circ}32'$ to the right and run northwesterly along the center line of a 50 foot dedicated roadway for 366.49 feet to the point of beginning of the land herein described and conveyed; thence continue northwesterly along the center line of a 50 foot dedicated roadway for 300.00 feet; thence turn an angle of $70^{\circ}42'50''$ to the right and run northwesterly 291.01 feet; thence turn an angle of $105^{\circ}07'50''$ to the right and run easterly for 300.00 feet; thence turn an angle of $76^{\circ}08'$ to the right and run southeasterly 311.86 feet, more or less to the point of beginning. Being part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West and a part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West.
Less and except the dedicated roadway along the south boundary line of the above described land.



20120926000366690 2/3 \$51.00
Shelby Cnty Judge of Probate, AL
09/26/2012 10:56:16 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
Mailing AddressSusan Chaffin
Shelby Trust Co.
800 Shades Creek Pkwy
Birmingham, AL 35209Grantee's Name
Mailing AddressBenjamin M. Carmichael
Abdul S. Carmichael
4928 Stonehenge Rd
Birmingham, AL 35242

Property Address

4928 Stonehenge Rd
Birmingham, AL 35242

Date of Sale

9-25-12

Total Purchase Price

\$160,000.00

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☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

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

9-25-12

Print

Lynda Drake for David P. Cardon, P.C.

Sign

Lynda Drake

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20120926000366690 3/3 \$51.00
Shelby Cnty Judge of Probate, AL
09/26/2012 10:56:16 AM FILED/CERT