

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

Send tax notice to:
Gregory Franklin
27 Garrett Road
Vincent, Alabama 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of **Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Home Plate, LLC

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

Gregory Franklin and Jean Franklin

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The NW 1/4 of the SW 1/4 of Section 26, Township 18 South, Range 2 East in Shelby County, Alabama and all of the North half of the SE 1/4 of Section 27, and the South 1/2 of the NE 1/4 of Section 27 lying East of County Road 57 in Section 27, Township 18 South, Range 2 East

\$185,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
J. Peter Wolnski and Alfred Julius Wolnski, IV are the sole members of Home Plate, LLC.

Subject to: (1) 2013 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.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 5th day of April, 2013.


Shelby County, AL 04/29/2013
State of Alabama
Deed Tax: \$240.00

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

HOME PLATE, LLC
BY: Alfred Julius Wolnski, IV (Seal)
Alfred Julius Wolnski, IV
ITS: Member
BY: J. Peter Wolnski (Seal)
J. Peter Wolnski
ITS: Member

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Alfred Julius Wolnski, IV and J. Peter Wolnski, as sole Members of Home Plate, LLC 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 sole Members, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2013.


20130429000171870 1/2 \$255.00
Shelby Cnty Judge of Probate, AL
04/29/2013 10:36:49 AM FILED/CERT

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

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 Address

Home Plate, LLC

Grantee's Name
Mailing Address

Gregory Franklin
and Jean Franklin

Property Address

Highway 57, Calais, AL

Date of Sale

4/5/13

Total Purchase Price \$

240,000

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

4/23/13

Unattested

(verified by)

Print

Caroline Wildman

Sign

Caroline Wildman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130429000171870 2/2 \$255.00
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