

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Weston A. Franks  
Sabrina A. Franks  
1501 Fairway View Dr.  
Hoover, AL 35044

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ~~ALABAMA~~ <sup>TEXAS</sup> )  
TRAVIS )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

20140908000280560  
09/08/2014 10:34:50 AM  
DEEDS 1/2

That in consideration of \$345,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Robert M. Walsh and Katherine K. Walsh, husband and wife, whose mailing address is 14503 Broken Bow Rd, Austin, TX 78734 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Weston A. Franks and Sabrina B. Franks, whose mailing address is 1501 Fairway View Dr. Hoover, AL 35044 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1501 Fairway View Drive, Hoover, AL 35244; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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

Note: \$327,750.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 8th day of September, 2014.

Robert M. Walsh  
Robert M. Walsh  
Katherine K. Walsh  
Katherine K. Walsh

TRAVIS  
State of ~~Alabama~~ <sup>TEXAS</sup>  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert M. Walsh and Katherine K. Walsh, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 8th day of September, 2014.

Valerie Haddad  
Notary Public  
Commission Expires:

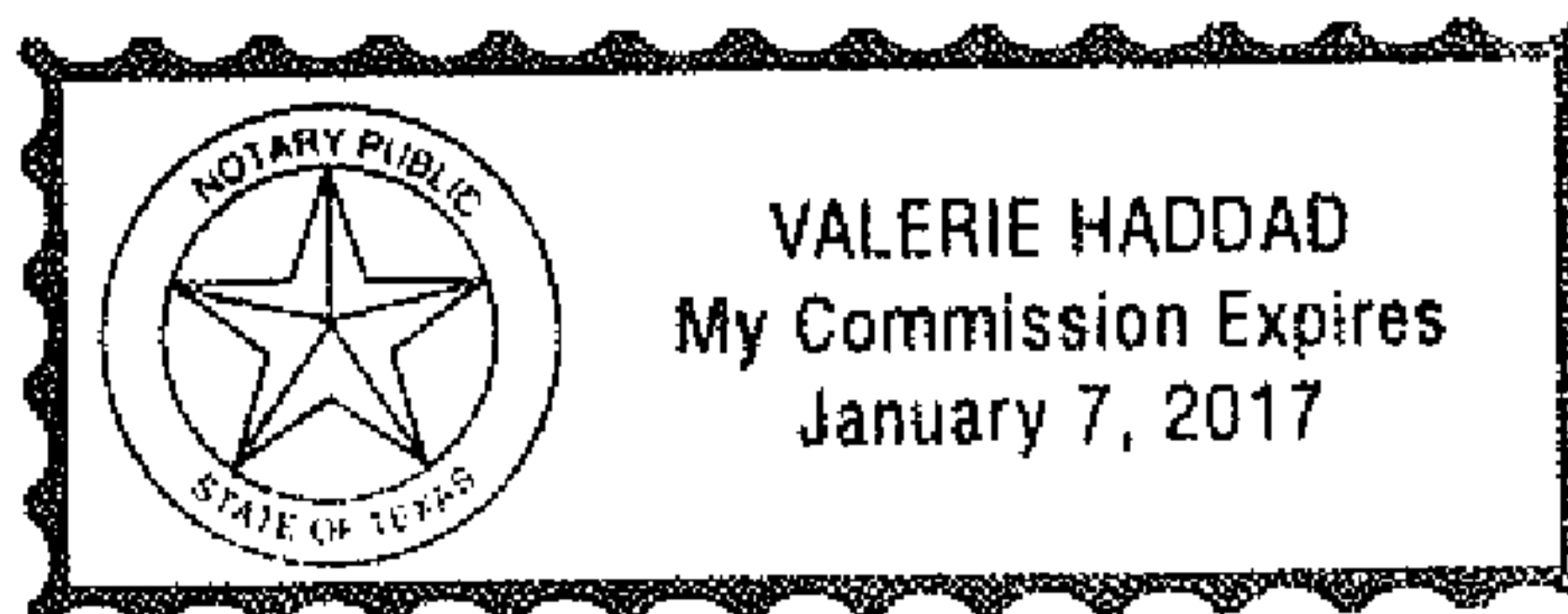


EXHIBIT "A"  
Legal Description

Lot 56-A, according to the Survey of Riverchase Country Club, Seventh Addition, as recorded in Map Book 8,  
Page 176, in the Probate Office of Shelby County, Alabama.

20140908000280560 09/08/2014 10:34:50 AM DEEDS 2/2



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/08/2014 10:34:50 AM  
\$34.50 CHERRY  
20140908000280560

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name in the official record text.