

Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Jeffrey L. Franklin & Rachel A. Franklin
127 Weatherly Way
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP**

**20150925000336400
09/25/2015 11:44:05 AM
DEEDS 1/4**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$321,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **KEYSTONE V HOMES, LLC**, a **Utah limited liability company**, by its **Chief Operating Officer and Authorized Agent, Christina Inman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JEFFREY L. FRANKLIN and RACHEL A. FRANKLIN** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit::

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

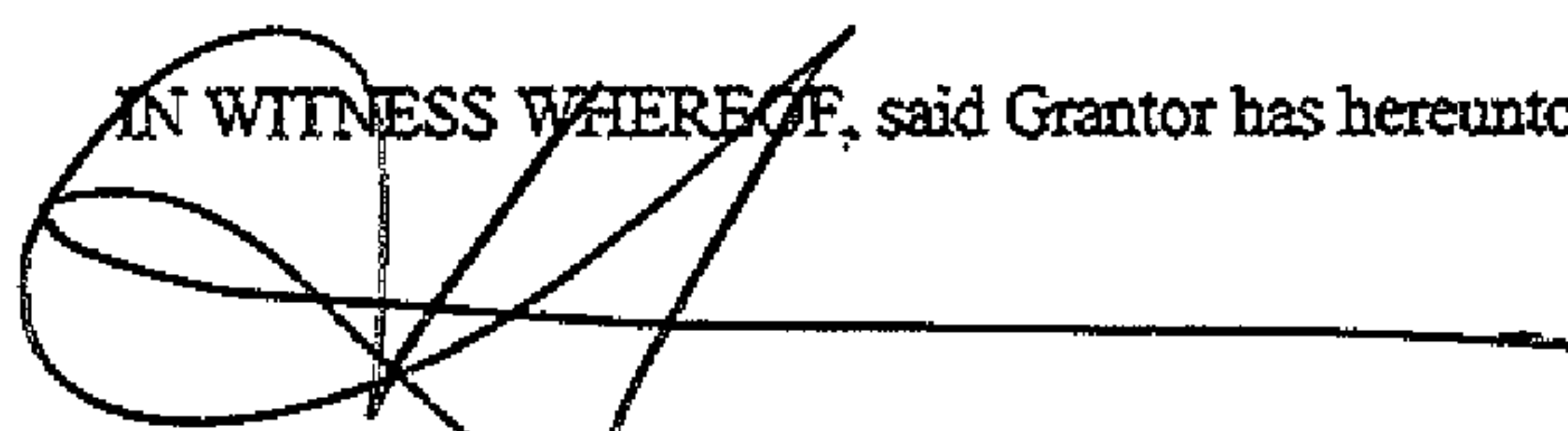
Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$305,425.00 of the above-recited purchase price was paid with a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 23rd day of September, 2015.


KEYSTONE V HOMES, LLC
By its Chief Operating Officer, Christina Inman

DELINDA S. MARSHALL
Notary Public
Alabama State at Large

STATE OF ALABAMA)
 Jefferson)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CHRISTINA INMAN, Chief Operating Officer of KEYSTONE V HOMES, LLC, a Utah limited liability company, is 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 instrument, she, as such COO, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of September, 2015.


NOTARY PUBLIC

My commission expires: 1/6/2019

Exhibit A, Legal Description

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE NORTH 0 DEGREES 49 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 613.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 330.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 52 SECONDS WEST A DISTANCE OF 462.00 FEET; SOUTH 0 DEGREES 49 MINUTES 08 SECONDS WEST A DISTANCE OF 330.00; THENCE SOUTH 89 DEGREES 10 MINUTES 52 SECONDS EAST A DISTANCE OF 462.00 FEET TO THE POINT OF BEGINNING. ALSO A 20 FOOT INGRESS AND EGRESS DESCRIBED IN DEED BOOK 1995, AT PAGE 05669.

20 FOOT INGRESS AND EGRESS EASEMENT, DESCRIBED AS FOLLOWS: A 20 FOOT INGRESS AND EGRESS EASEMENT SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST, AND LYING 20 FEET TO THE NORTH OF AND PARALLEL TO THE FOLLOWING DESCRIBED SOUTHERLY BOUNDARY:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE NORTH 88 DEG. 24 MIN. 44 SEC. WEST A DISTANCE OF 1306.29 FEET; THENCE NORTH 0 DEG. 11 MIN. 50 SEC. EAST A DISTANCE OF 819.95 FEET TO THE SOUTHEASTERLY MOST CORNER OF A 60 FOOT UNIMPROVED RIGHT OF WAY, AS RECORDED IN MAP BOOK 14 PAGE 73-A IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE SOUTHERLY BOUNDARY OF A 20 FOOT INGRESS/EGRESS EASEMENT LYING 20 FEET TO THE NORTH OF AND PARALLEL TO SAID SOUTHERLY BOUNDARY; THENCE SOUTH 23 DEG. 27 MIN. 24 SEC. EAST A DISTANCE OF 42.31 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 178.85 FEET AND A CENTRAL ANGLE OF 30 DEG. 00 MIN. 11 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.65 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 44 DEG. 09 MIN. 54 SEC. EAST A DISTANCE OF 92.59 FEET, TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 791.95 FEET AND A CENTRAL ANGLE OF 6 DEG. 34 MIN. 23 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.85 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 62 DEG. 27 MIN. 11 SEC. EAST A DISTANCE OF 90.80 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 218.12 FEET AND A CENTRAL ANGLE OF 27 DEG. 04 MIN. 37 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.08 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 79 DEG. 16 MIN. 41 SEC. EAST A DISTANCE OF 102.12 FEET; THENCE NORTH 87 DEG. 11 MIN. 01 SEC. EAST A DISTANCE OF 58.46 FEET; THENCE NORTH 89 DEG. 09 MIN. 19 SEC. EAST A DISTANCE OF 47.33 FEET; THENCE SOUTH 85 DEG. 10 MIN. 54 SEC. EAST A DISTANCE OF 72.56 FEET; THENCE NORTH 85 DEG. 15 MIN. 01 SEC. EAST A DISTANCE OF 50.01 FEET; THENCE NORTH 81 DEG. 20 MIN. 33 SEC. EAST A DISTANCE OF 72.27 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3519.43 FEET AND A CENTRAL ANGLE OF 1 DEG. 09 MIN. 42 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.36 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 84 DEG. 15 MIN. 04 SEC. EAST A DISTANCE OF 71.36 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 135.84 FEET AND A CENTRAL ANGLE OF 36 DEG. 09 MIN. 36 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 85.73 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 65 DEG. 07 MIN. 28 SEC. EAST A DISTANCE OF 84.31 FEET TO THE END OF SAID CURVE; THENCE NORTH 49 DEG. 34 MIN. 00 SEC. EAST A DISTANCE OF 48.93 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 518.97 FEET AND A CENTRAL ANGLE OF 12 DEG. 22 MIN. 47 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.13 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 53 DEG. 01 MIN. 52 SEC. EAST A DISTANCE OF 111.91 FEET TO A POINT ON A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 116.42 FEET AND A CENTRAL ANGLE OF 9 DEG. 46 MIN. 09 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.85 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 63 DEG. 43 MIN. 32 SEC. EAST A DISTANCE OF 19.84 FEET TO THE WESTERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND THE END OF SAID EASEMENT.

Real Estate Sales Validation Form

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

Grantor's Name KEYSTONE V HOMES, LLC Grantee's Name JEFFREY L. FRANKLIN and RACHEL A. FRANKLIN

Mailing Address 130 INVERNESS PLAZA #306 Mailing Address 127 WEATHERLY WAY
BIRMINGHAM, AL 35242 PELHAM, AL 35124

Property Address 127 WEATHERLY WAY Date of Sale September 24, 2015
PELHAM, AL 35124

Total Purchase Price \$321,500.00
or
Actual Value \$
or
Assessor's Market Value \$

20150925000336400 09/25/2015
11:44:05 AM DEEDS 4/4

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 September 24, 2015

Print Malcolm S. McLeod

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/25/2015 11:44:05 AM
\$39.50 CHERRY
20150925000336400

[Signature]