

Send tax notice to:
WILLIAM T. RIVERS
5180 WEATHERFORD DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015685

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand and 00/100 Dollars (\$249,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, REGENA K. FRANKLIN and CHARLES R. FRANKLIN, WIFE AND HUSBAND whose mailing address is: 22 Rossmore Circle, Calumet, AL 35540 (hereinafter referred to as "Grantors") by WILLIAM T. RIVERS AND SUZANNE RIVERS whose mailing address is: 5180 WEATHERFORD DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, BLOCK 7, ACCORDING TO THE MAP OF LINCOLN PARK SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED VOLUME 81, PAGE 171, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1992-10611, INSTRUMENT 1997-6580, INSTRUMENT 1998-34070, INSTRUMENT 2000-33962 AND SHELBY REAL 303, PAGE 505, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. NOTICE REGARDING SEWER SERVICE RECORDED IN INSTRUMENT 20131204000469280 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT N1998-34071, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$236,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10th day of November, 2015.

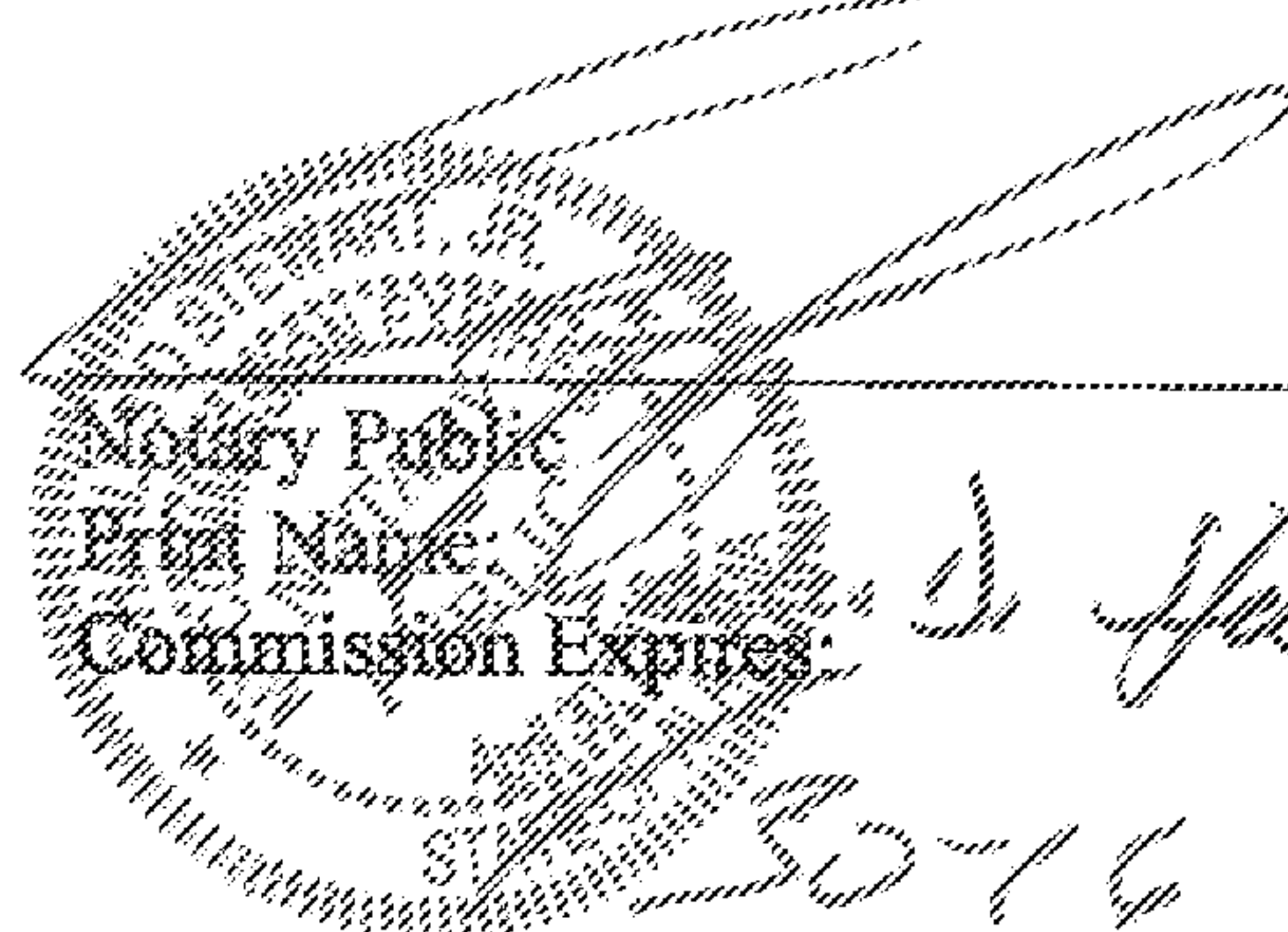

REGENA K. FRANKLIN

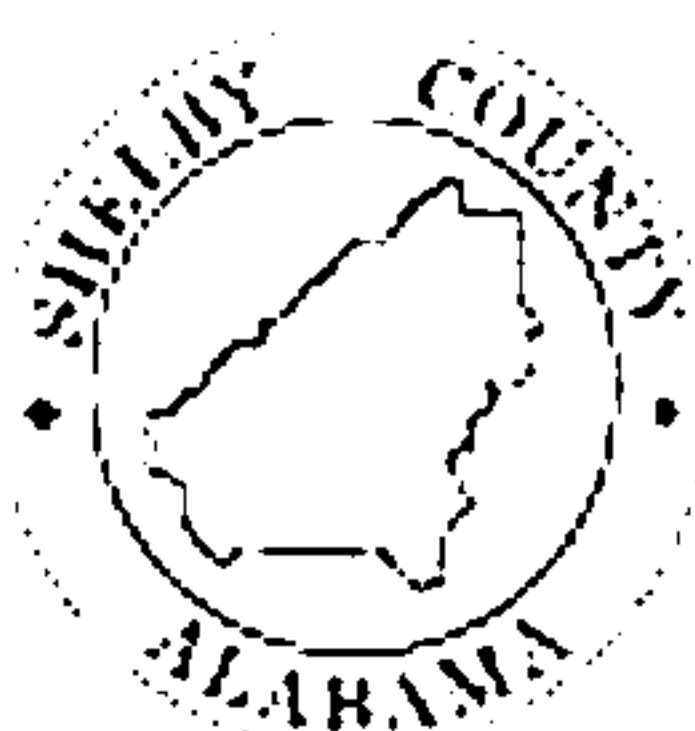

CHARLES R. FRANKLIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REGENA K. FRANKLIN and CHARLES R. FRANKLIN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2015.


Notary Public
Print Name: James W. Fuhrmeister
Commission Expires: 11/16/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/16/2015 12:05:11 PM
\$29.50 CHERRY
20151116000396030

