

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Michael Brent Franklin and
Jessica D Franklin
492 Camden Cove Circle
Calera, AL 35040

20160203000035930
02/03/2016 03:04:35 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty-One Thousand And No/100 Dollars (\$121,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Robert W. Deckard and Diane R. Deckard, Trustees, or their successors in trust, under the Deckard Living Trust, dated October 17, 2006, and any amendments thereto (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Brent Franklin and Jessica D Franklin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 256, according to the Final Plat Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Four Thousand Four Hundred Twenty-One And No/100 Dollars (\$124,421.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 3, 2016.

Deckard Living Trust, dated October 17, 2006

BY: [Signature]
Robert W. Deckard, Trustee

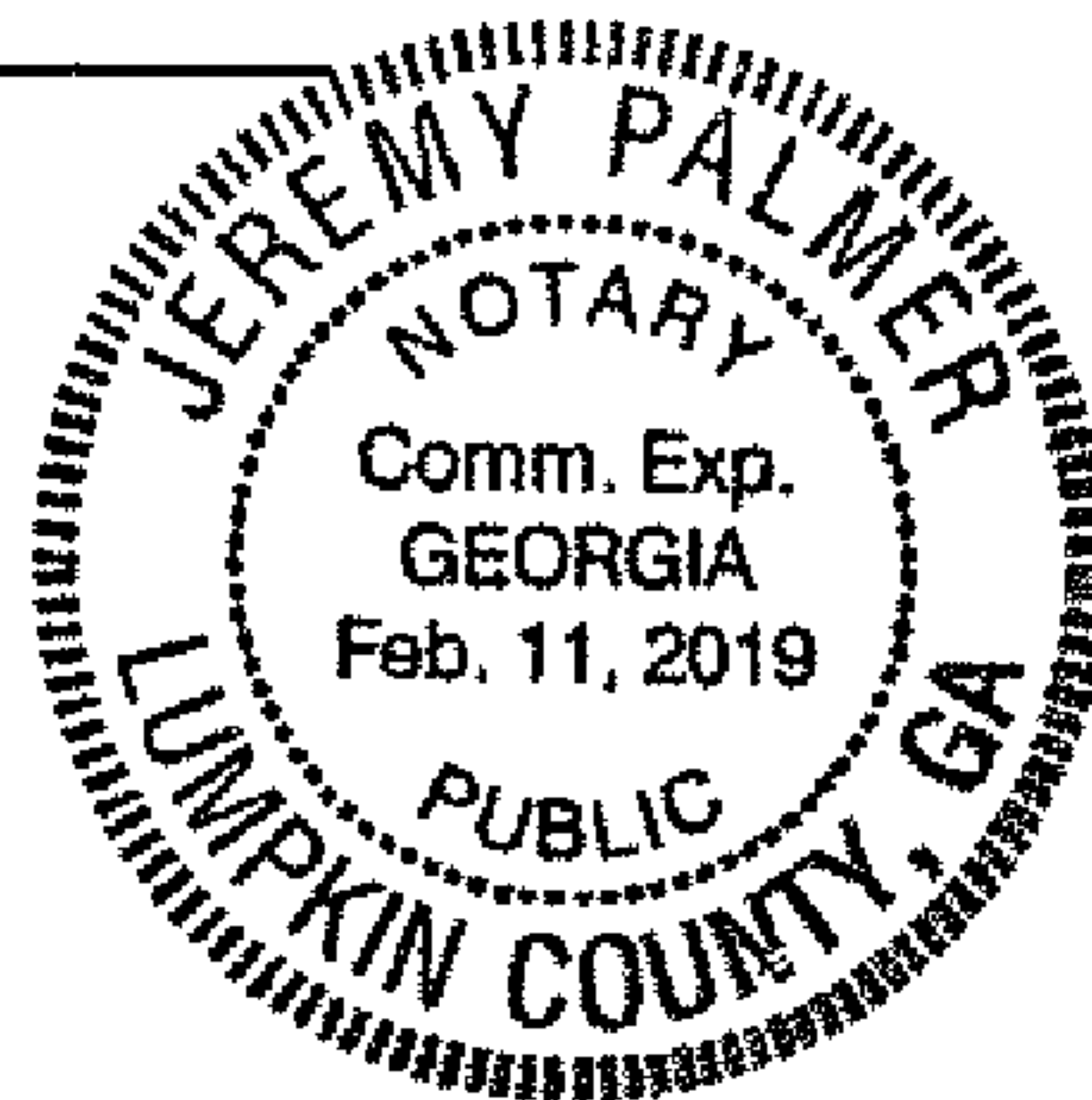
BY: [Signature]
Diane R. Deckard, Trustee

STATE OF Georgia
COUNTY OF Lumpkin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Deckard and Diane R. Deckard, whose name is signed to the foregoing conveyance as Trustee of the Deckard Living Trust, dated October 17, 2006, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Trust.

Given under my hand and official seal on the 29th day of January, 2016.

[Signature]
Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Robert W. Deckard and Diane R. Deckard, Trustees, or their successors in trust, under the Deckard Living Trust, dated October 17, 2006	Grantee's Name	Michael Brent Franklin and Jessica D. Franklin
Mailing Address	492 Camden Cove Circle Calera, AL 35040	Mailing Address	27 Garrett Rd Vincent, AL 35178
Property Address	492 Camden Cove Circle Calera, AL 35040	Date of Sale	February 3, 2016
		Total Purchase Price	\$121,000.00
		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 - Robert W. Deckard and Diane R. Deckard, Trustees, or their successors in trust, under the Deckard Living Trust, dated October 17, 2006, 492 Camden Cove Circle, Calera, AL 35040.

Grantee's name and mailing address - Michael Brent Franklin and Jessica D. Franklin, 27 Garrett Rd, Vincent, AL 35178.

Property address - 492 Camden Cove Circle, Calera, AL 35040

Date of Sale - February 3, 2016.

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.

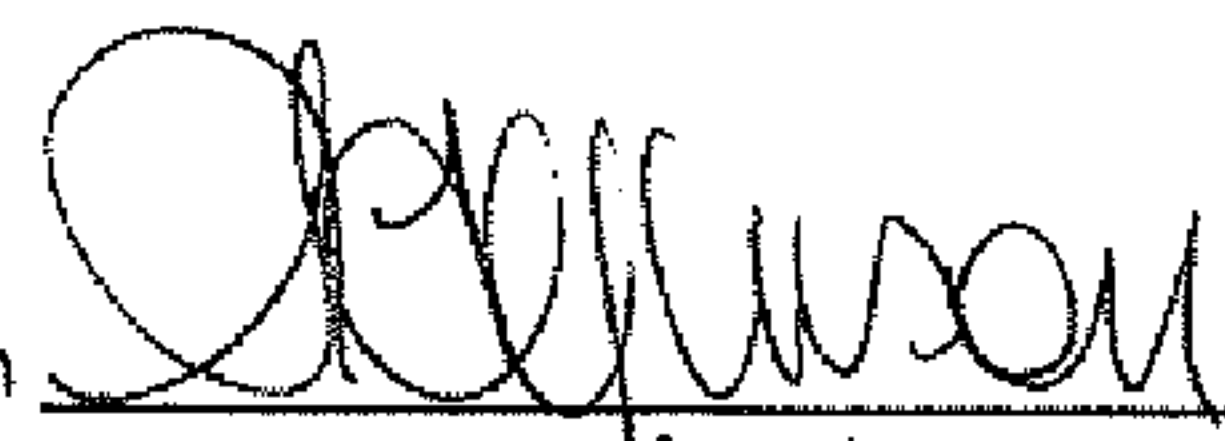
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: February 3, 2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/03/2016 03:04:35 PM
\$22.00 DEBBIE
20160203000035930

Sign  Agent

