

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:
Jeffrey & Rachel Franklin
1945 McCain Parkway
Pelham, AL 35124

20170509000161710
05/09/2017 03:02:17 PM
DEEDS 1/2

Statutory Warranty Deed

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

That in consideration of \$190,000.00, 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 Habran Enterprises, LLC, an Alabama limited liability company whose mailing address is 229 Cahaba Falls Lane, Helena, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jeffrey Franklin and Rachel Franklin, whose mailing address is 127 Weatherly Way, Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1945 McCain Parkway, Pelham, AL 35124; 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.
Note: \$152,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBT COVENANT with the Grantee, except as above-noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

IN WITNESS WHEREOF, Habran Enterprises, LLC has/have hereunto set his/her/their hand(s) and seal(s) , this 5th day of May, 2017.

Habran Enterprises, LLC
BY: [Signature]
Seth Berry
Sole Member

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Seth Berry, whose name as the Member of Habran Enterprises, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 5th day of May, 2017.

[Signature]
Notary Public
Commission Expires: 10/31/2020

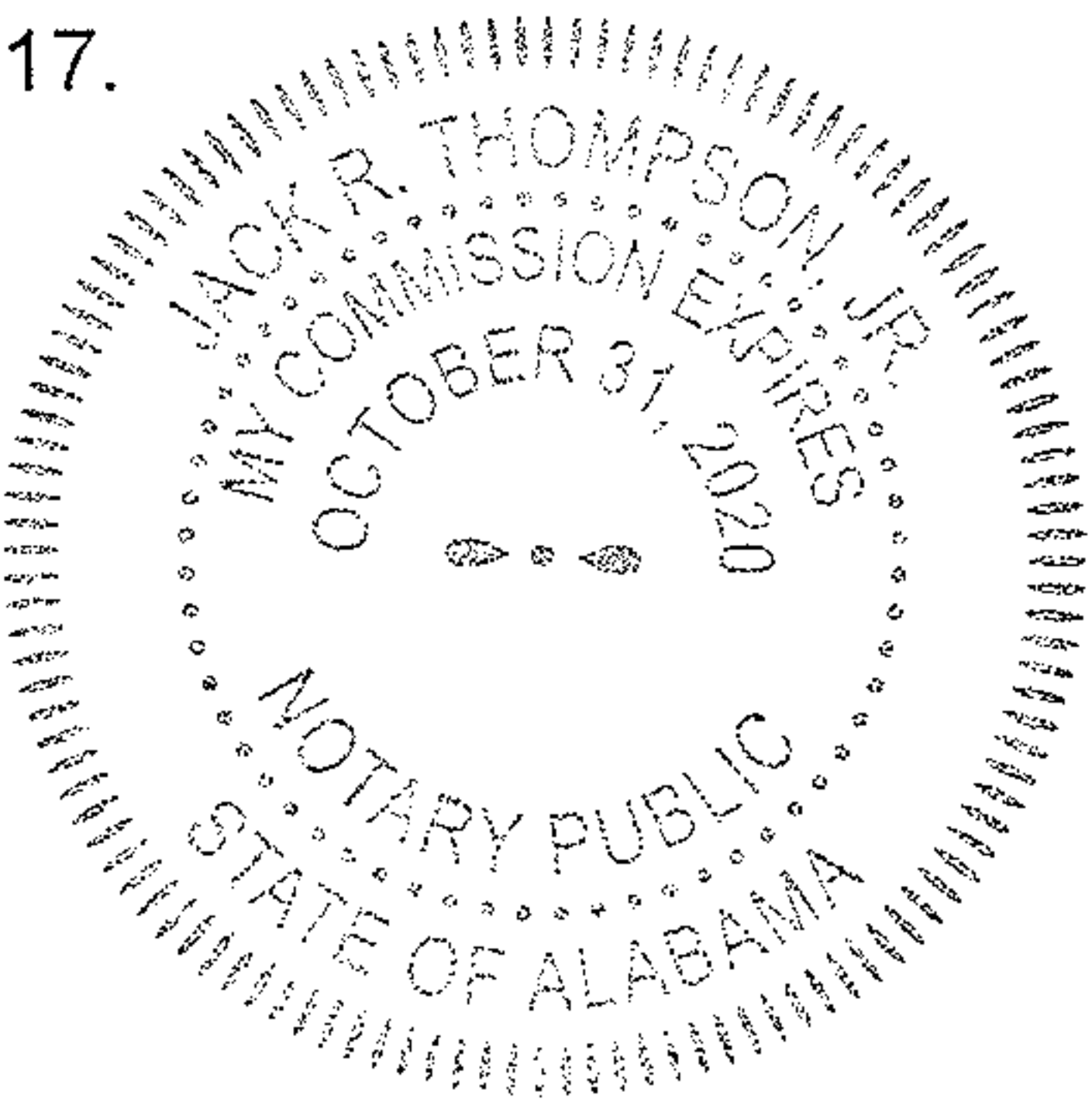
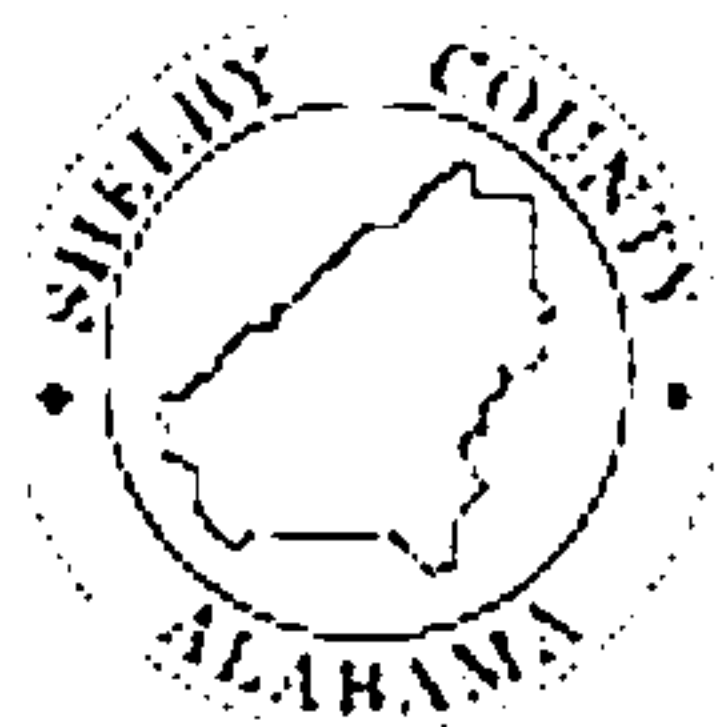


EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Waddell Brothers Subdivision, as recorded in Map Book 47, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

20170509000161710 05/09/2017 03:02:17 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2017 03:02:17 PM
\$56.00 CHERRY
20170509000161710

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.