

**Send tax notice to:**

Franks Family Trust dated September 25, 2018  
1021 Narrows Point Drive  
Birmingham, AL 35242  
BHM1900592

**This instrument prepared by:**

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

**Tax Assessor's Value: \$133,280.00**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of No and 00/100 Dollars (\$0.00) in hand paid to the undersigned, **Ruby R. Franks, aka Ruby Jo Franks**, an unmarried woman, by **Michael A. Franks**, her Attorney-in-Fact, and **Michael A. Franks**, as Trustee of the Franks Family Trust, dated September 25, 2018, whose mailing address is 1021 Narrows Point Drive Birmingham, AL 35242, (hereinafter referred to as "Grantor"), by **Michael A. Franks, Paul N. Franks and Barry Keith Franks**, Trustees of the Franks Family Trust, dated September 25, 2018, whose mailing address is 1021 Narrows Point Drive Birmingham, AL 35242, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **509 Overhill Drive, Pelham, AL 35124**, to-wit:

**Lot 18 in Block 4, Oak Mountain Estates, Second Sector, According to the Map as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.**

**Ruby R. Franks, Ruby J. Franks and Ruby Jo Franks are all one and the same.**

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30 day of May, 2019.  
Ruby Jo Franks, by Michael A. Franks,  
her Attorney-in-Fact  
 Ruby Jo Franks, by Michael A. Franks, her Attorney-in-Fact

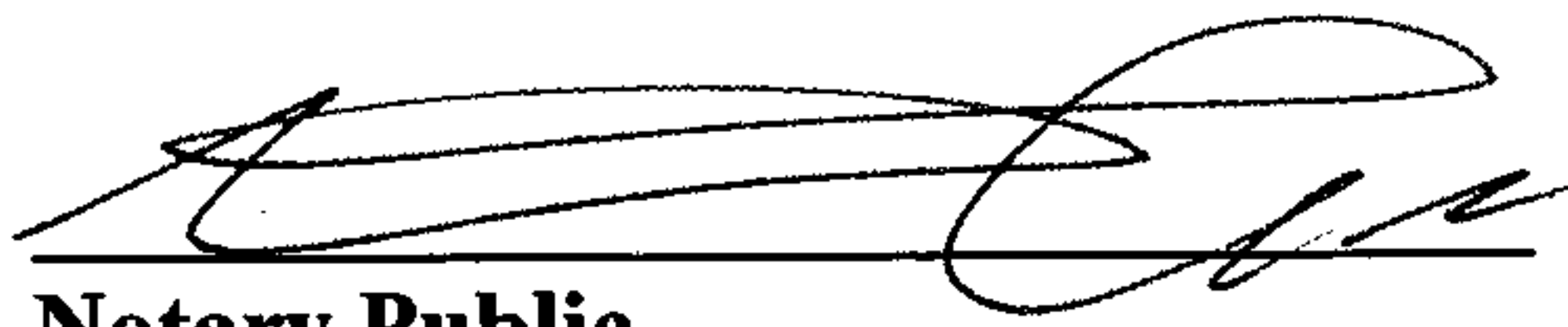
Michael A. Franks  
 Michael A. Franks, Trustee of the  
 Franks Family Trust, dated September  
 25, 2018

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ruby Jo Franks, by and through her duly authorized Attorney-in-Fact, Michael A. Franks,** whose name(s) 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, as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, acting in his capacity as Agent and Attorney-in-Fact.

Given under my hand and official seal this, the 30 day of May, 2019.

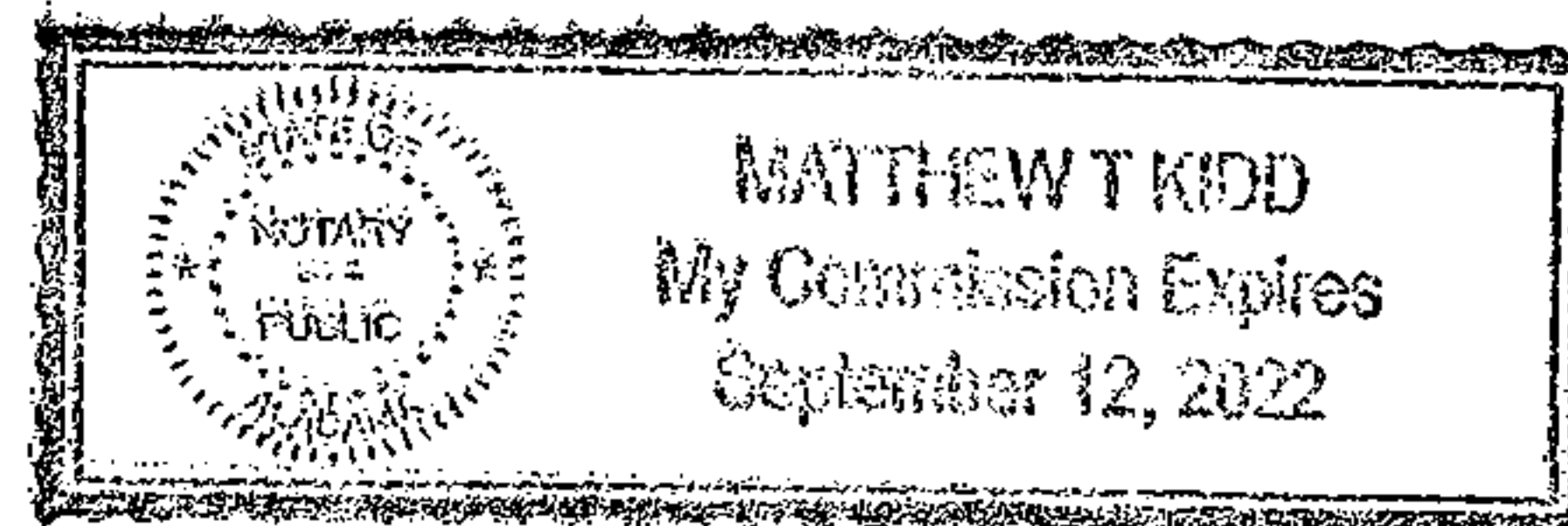
(Notary Seal)



Notary Public

Print Name: Matthew T Kidd

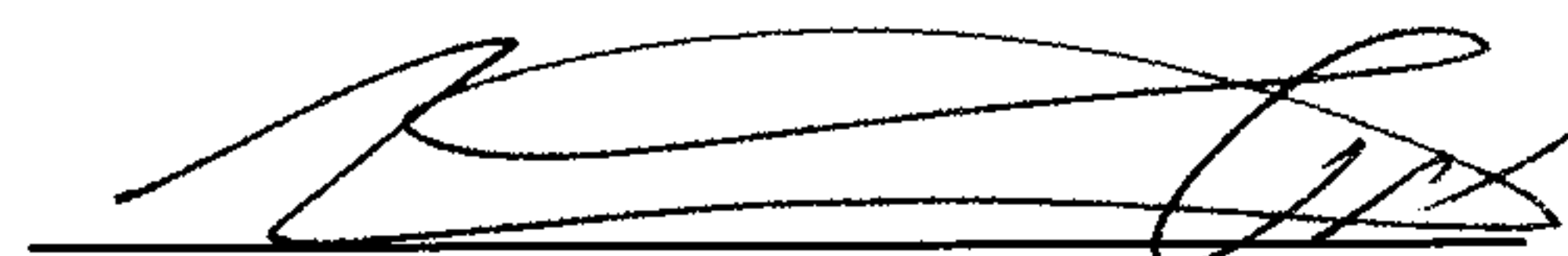
Commission Expires: 9-12-22



STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Franks, Trustee of the Franks Family Trust, dated September 25, 2018** whose name(s) 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, as such Trustee, and with full authority, executed the same voluntarily, acting in his capacity as Trustee.

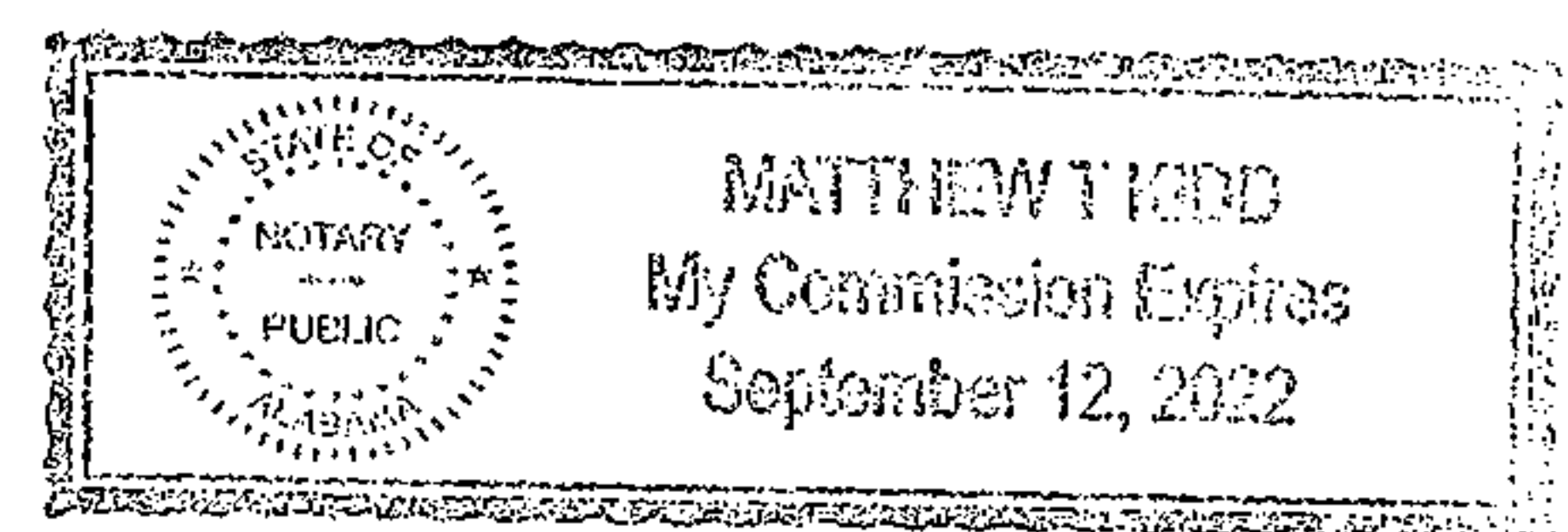
Given under my hand and official seal this, the 30 day of May, 2019.



Notary Public

Print Name: Matthew T Kidd

Commission Expires: 9-12-22



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/04/2019 10:33:54 AM  
 \$155.50 CHARITY  
 20190604000191190

Allie S. Bayl