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06/20/2022 09:20:02 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Maxwell A. Mefford, Trustee of Maxwell A. Mefford,  
Trustee of the Angelyn F. Mefford Irrevocable Trust,  
dated May 18, 2022  
2077 Kirkman Drive  
Birmingham, AL 35242

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joseph J. Franks, Jr. and Christina A. Franks, a married couple**, whose address is 776 Heatherwood Drive, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Maxwell A. Mefford, Trustee of Maxwell A. Mefford, Trustee of the Angelyn F. Mefford Irrevocable Trust, dated May 18, 2022**, whose address is 2077 Kirkman Drive, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Maxwell A. Mefford, Trustee of the Angelyn F. Mefford Irrevocable Trust, dated May 18, 2022**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2077 Kirkman Drive, Birmingham, AL 35242 to-wit:**

**Lot 10, according to the Survey of Kirkman Preserve, Phase 1A, as recorded in Map Book 43, Page 142, in the Probate Office of Shelby County, Alabama.**

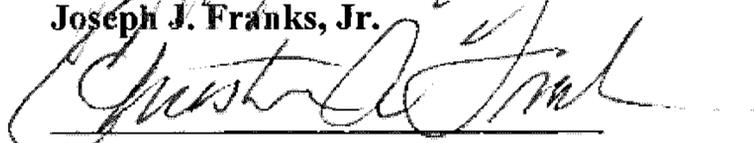
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of June, 2022.

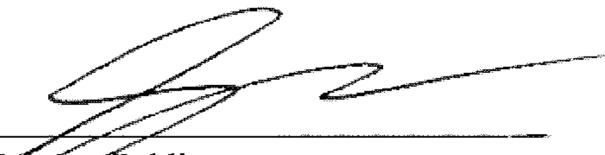
  
\_\_\_\_\_  
Joseph J. Franks, Jr.

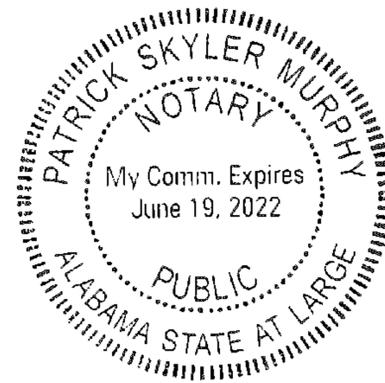
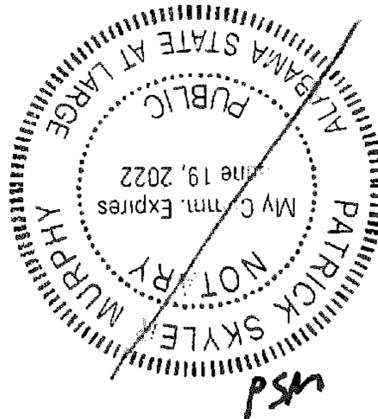
  
\_\_\_\_\_  
Christina A. Franks

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joseph J. Franks, Jr. and Christina A. Franks whose name(s) is/are 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/20/2022 09:20:02 AM  
\$775.00 JOANN  
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