

Send tax notice to:

Blane R. and Dana E. Fox
2827 Medinah Circle
Lakeland, Florida 33803
File No. BHM1100073

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
BHM1100073

State of Alabama
County of Shelby

Shelby County, AL 03/08/2011
State of Alabama
Deed Tax: \$55.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

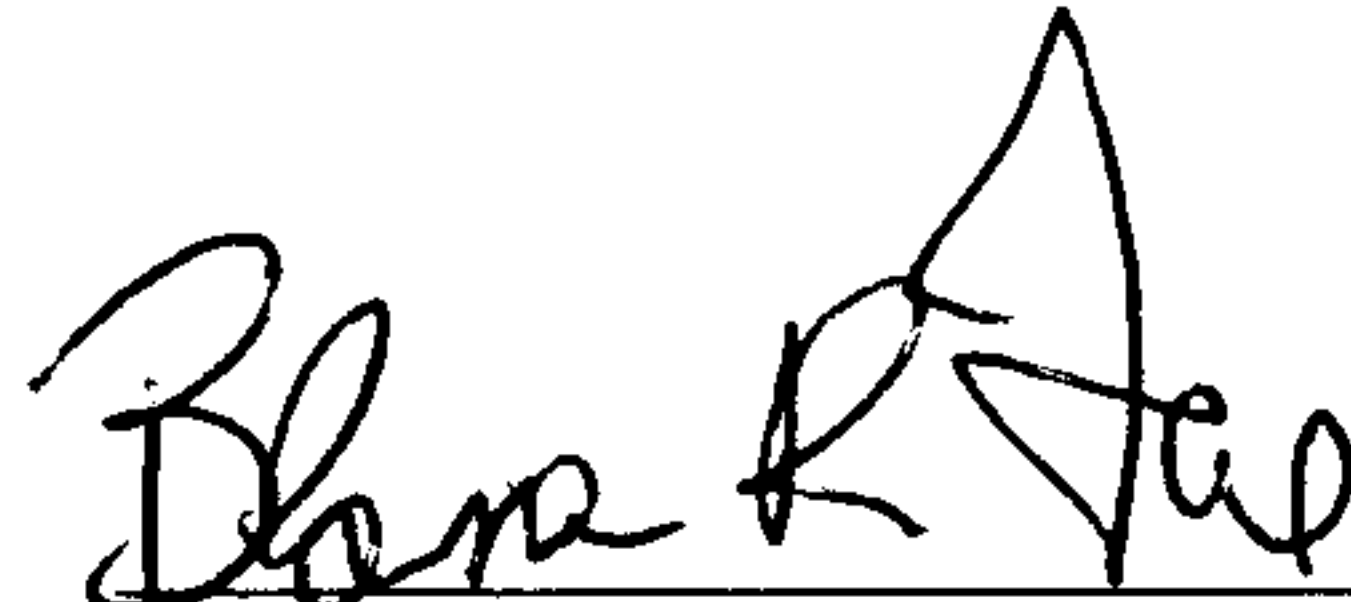
That in consideration of Fifty Five Thousand and 00/100 Dollars (\$55,000.00) in hand paid to the undersigned **Daryn Flanders, a married man**, (hereinafter referred to as "Grantor"), by **Blane R. Fox and Dana E. Fox** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are 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:

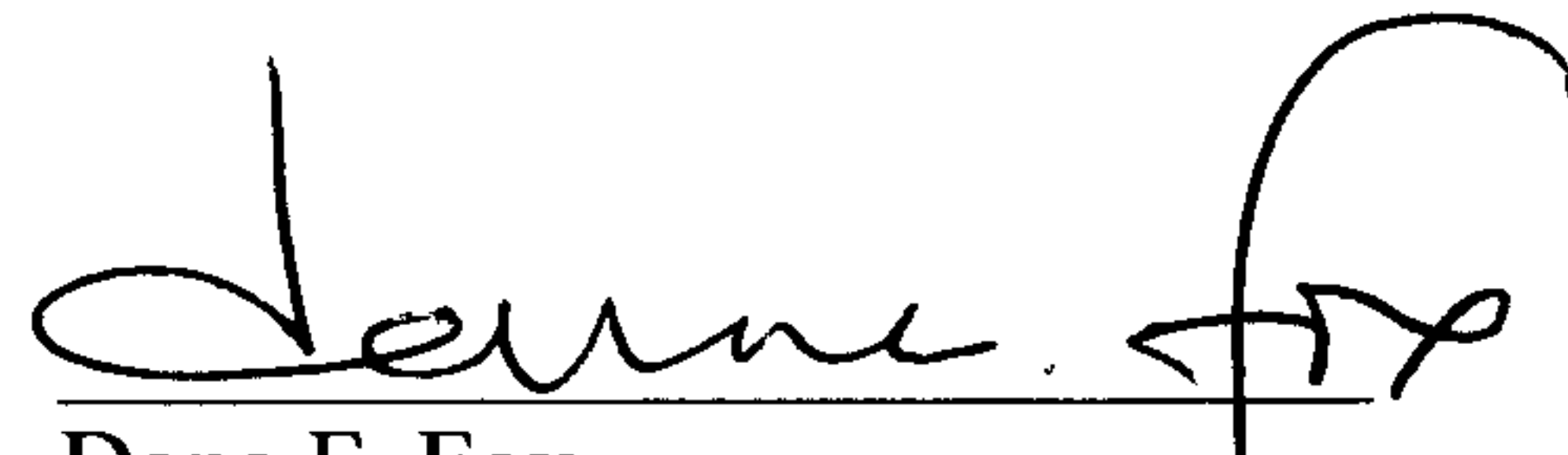
Lot 16, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property is not the Homestead of the Grantor; nor is it the Homestead of the Grantor's Spouse.

SUBJECT TO:

- 1) The lien of Ad Valorem taxes for the year 2011, and subsequent years.
- 2) Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) Such state of facts as recorded on plat of Final Plat Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.
- 5) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument # 20040105000006420, in the Probate Office of Shelby County, Alabama.
- 6) Right of way granted to Alabama Power Company as set forth in Volume 84, Page 224 and Instrument # 2004-26.
- 7) The payment terms set forth in the purchase contract dated February 8, 2011 by and between Grantor and Grantees, more specifically Grantees shall pay Twenty Thousand Dollars (\$20,000.00), amount subject to closing costs and prorations, on the purchase date of February 16, 2011; Twelve Thousand Dollars (\$12,000.00) on April 1, 2011; Twelve Thousand Dollars (\$12,000.00) on May 1, 2011; and Eleven Thousand Dollars (\$11,000.00) on June 1, 2011. A recorded release acknowledged by Grantor of the terms of the contract will be evidence that said payment terms of said contract have been satisfied.



Blane R. Fox


Dana E. Fox

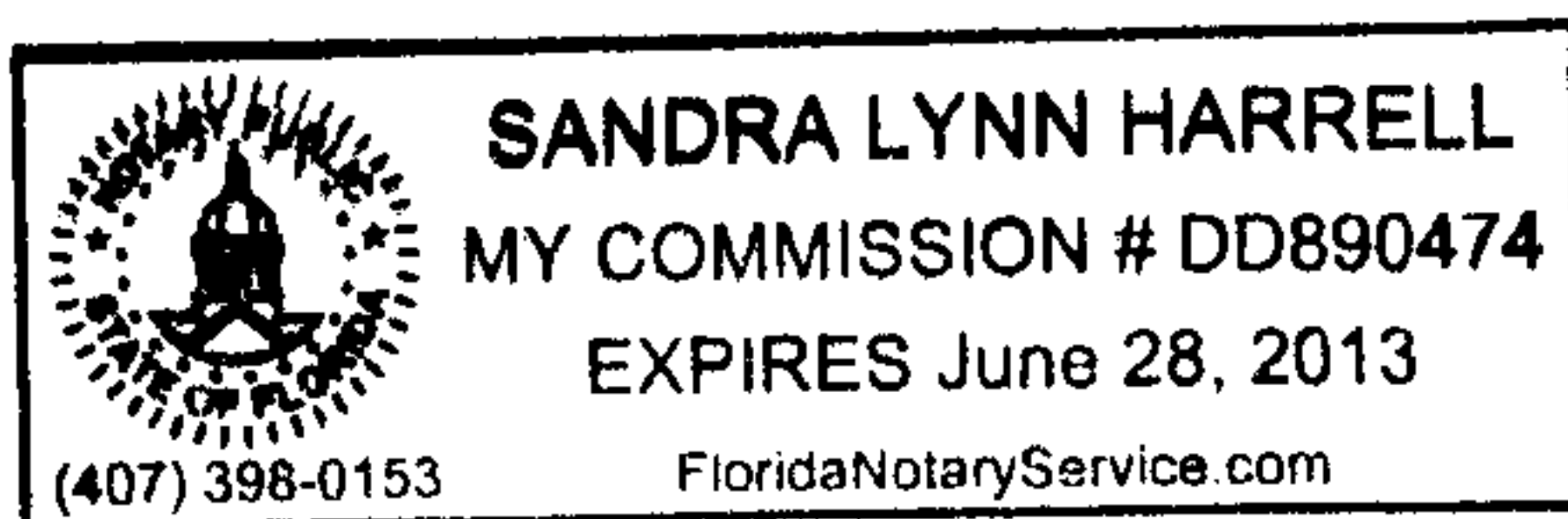
STATE OF Florida
COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Blane R. Fox and Dana E. Fox, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of February 2011.


Notary Public
Print Name: Sandy Lynn Harrell
Commission Expires: 06/28/2013

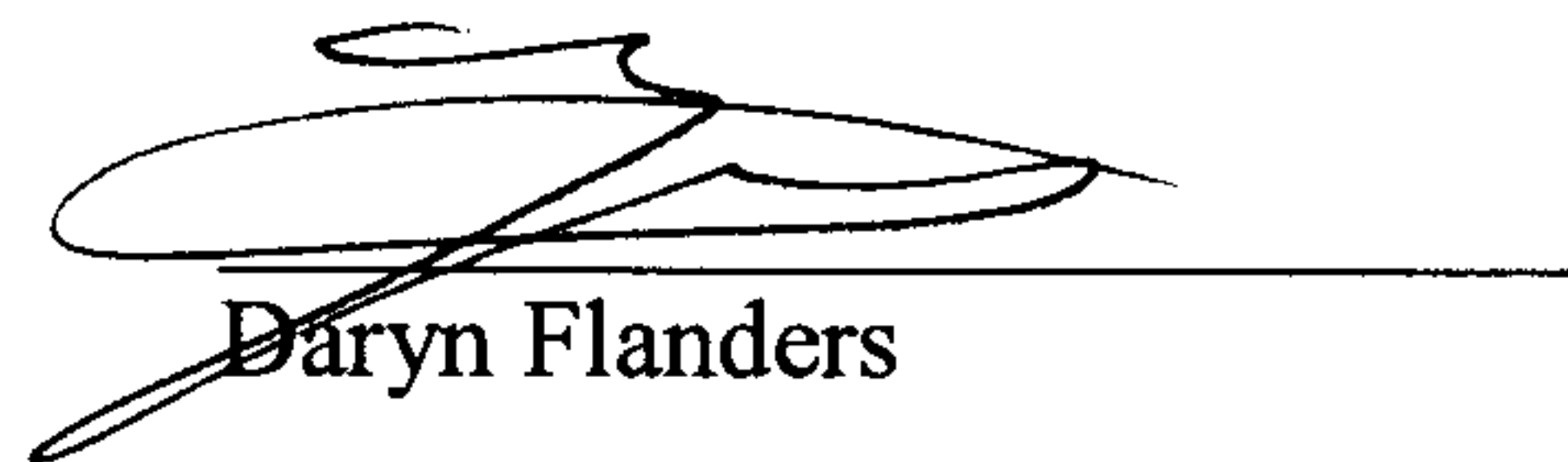
(NOTARIAL SEAL)



TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantor Daryn Flanders has hereunto set their signature and seal on February 18, 2011.

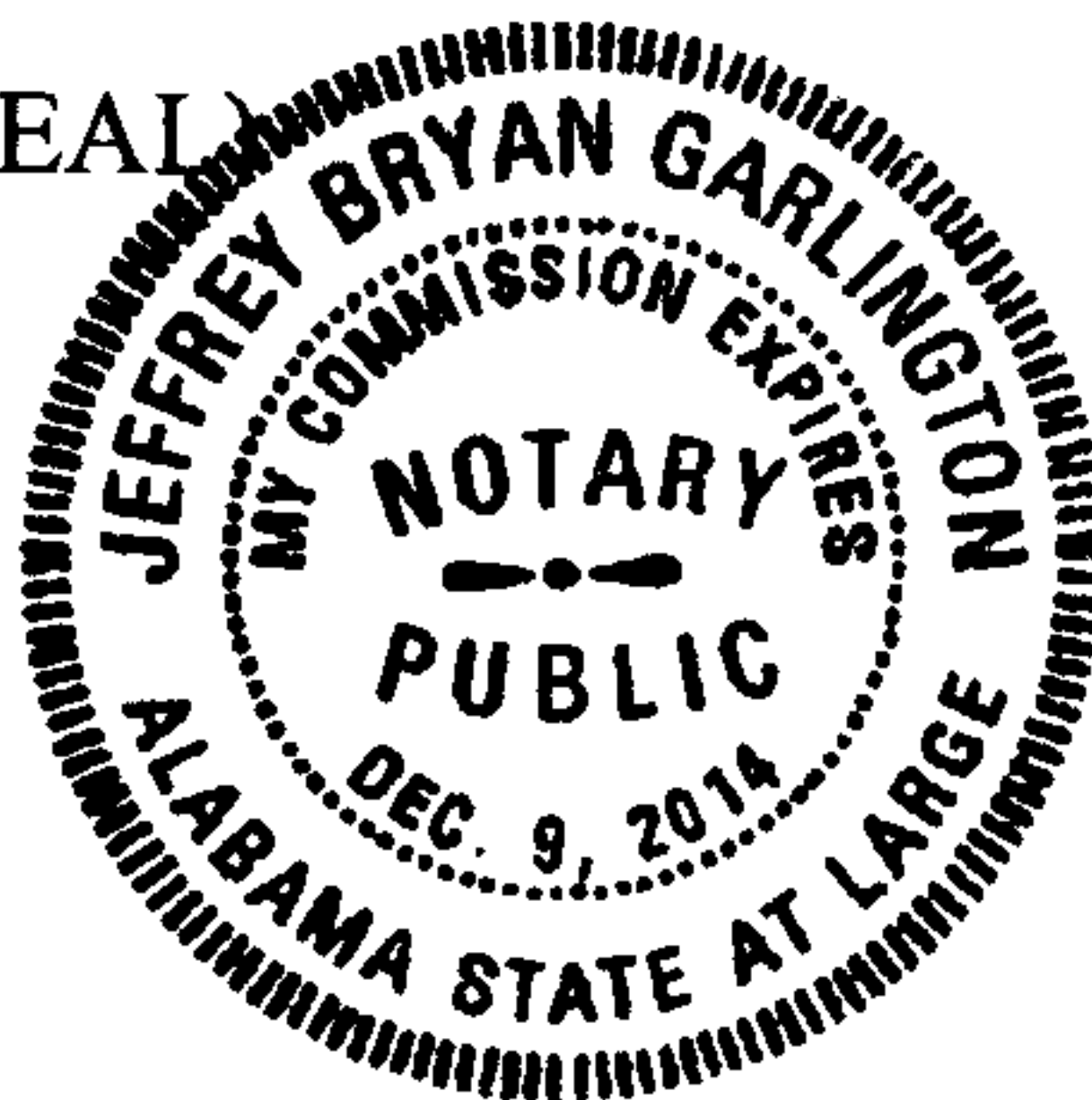

Daryn Flanders

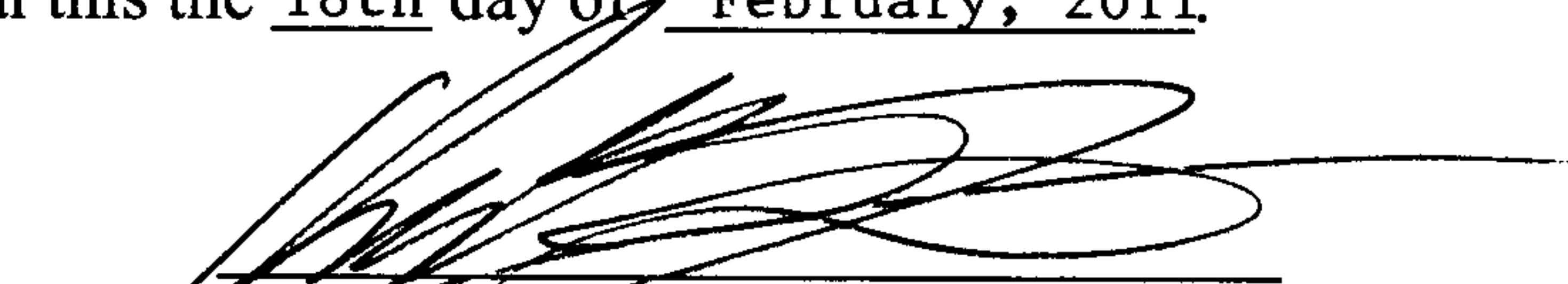
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daryn Flanders, whose name 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of February, 2011.

(NOTARIAL SEAL)




Notary Public
Print Name: Jeffrey Bryan Garlington
Commission Expires: 12/09/2014