

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

SEND TAX NOTICE TO:
James O. Flanagan, Jr.
2045 20th Street
Calera, AL 35040

WARRANTY DEED

20140409000102000
04/09/2014 09:39:27 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Two Thousand And No/100 Dollars (\$132,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Sandra B. Newsom, Personal Representative of the Estate of Julious William Barrett, Sr. aka J.W. Barrett, deceased (Shelby County, Alabama, Probate Case No. PR-2013-000648) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James O. Flanagan, Jr. and Diane M. Flanagan (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.

Residential lot and house commonly known as 2045 20th Street, Calera, Alabama and described as:

Lot 1 of Robert Pledgers Resurvey (Map Book 04, Page 001) also including Lot No. 1 located on 20th Street Farris Subdivision No. 3 in the NW 1/4 Section 3, Township 24 N, Range 13 E, Shelby County, Alabama (Map Book 04, Page 0 10). Said parcel also having one Tax I.D. Number known as # 35-2-03-1-001-013.000

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 Eighteen Thousand Eight Hundred And No/100 Dollars (\$118,800.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Lucille T. Barrett died on or about April 7, 1996.

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 April 4, 2014.

Estate of J.W. Barrett, deceased

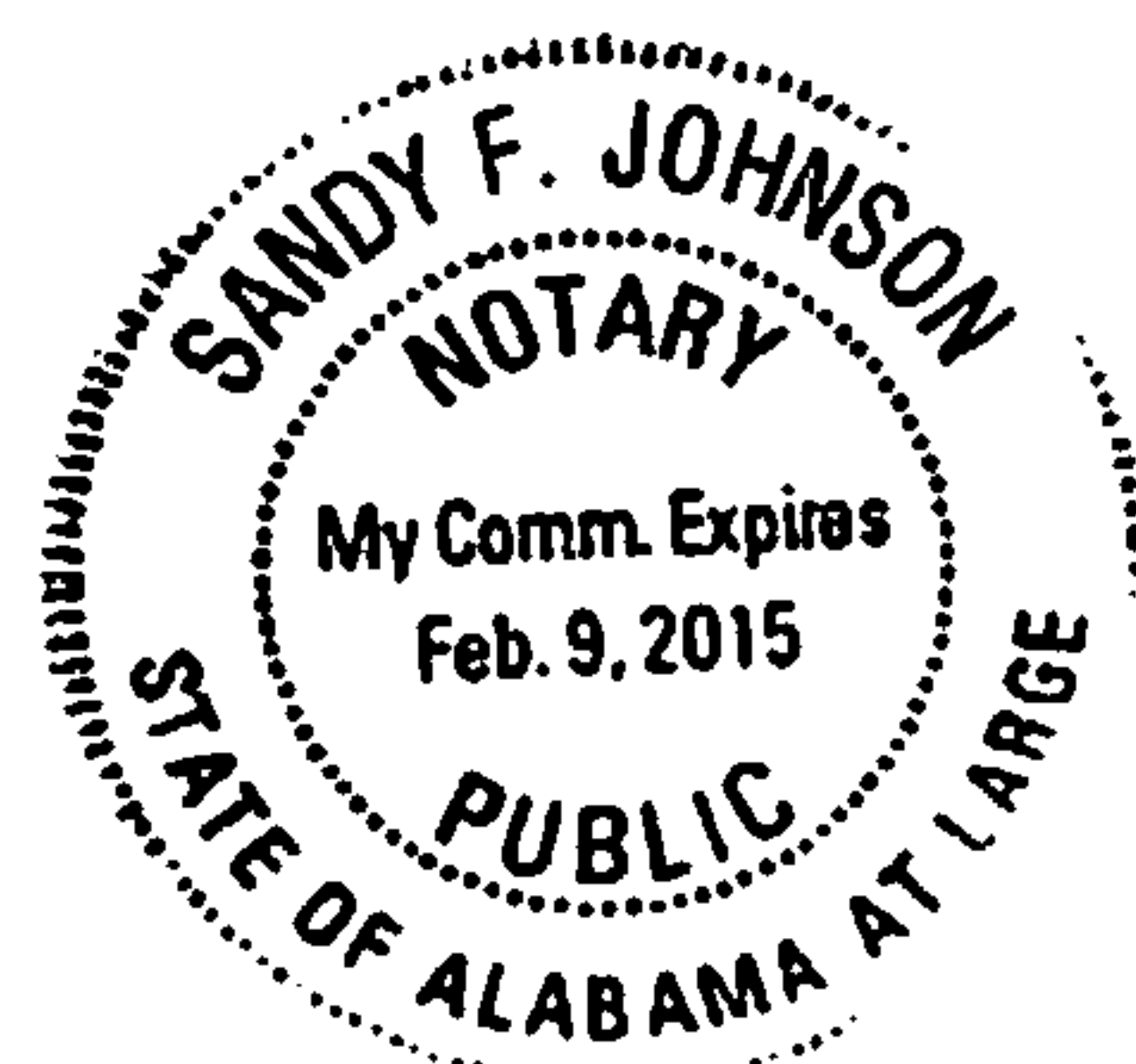
BY: Sandra B. Newsom
Sandra B. Newsom, Personal Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sandra B. Newsome, whose name as Personal Representative of the Estate of J.W. Barrett, is 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, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given Under my hand and official seal on the 4th day of April, 2014.

Sandy F. Johnson
Notary Public
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	Estate of J.W. Barrett, deceased	Grantee's Name	James O. Flanagan, Jr.
Mailing Address	2045 20th Street Calera, AL 35040	Mailing Address	671 County Road 2800 E El Paso, IL 61738
Property Address	2045 20th Street Calera, AL 35040	Date of Sale	April 4, 2014
	20140409000102000	Total Purchase Price	\$132,000.00
	04/09/2014 09:39:27 AM	or	
	DEEDS 2/2	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> 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 - Estate of J.W. Barrett, deceased, 2045 20th Street, Calera, AL 35040.

Grantee's name and mailing address - James O. Flanagan, Jr., 671 County Road 2800 E, El Paso, IL 61738.

Property address - 2045 20th Street, Calera, AL 35040

Date of Sale - April 4, 2014.

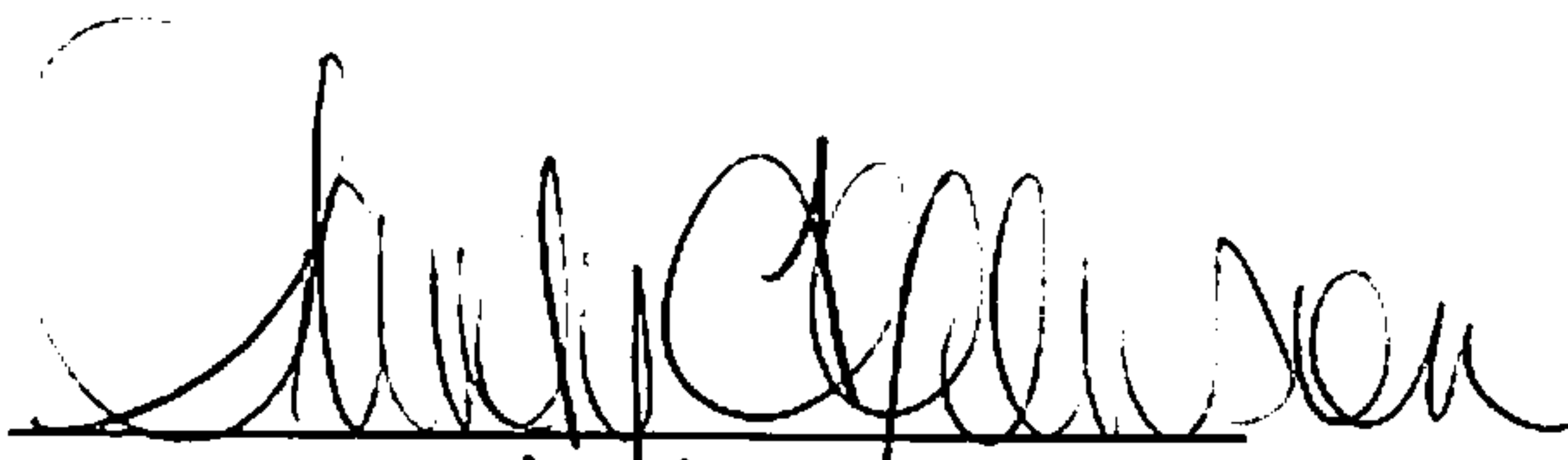
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: April 4, 2014

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/09/2014 09:39:27 AM
\$30.50 CHERRY
20140409000102000

