

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Kenny M. Fleming  
Dawn E. Fleming  
108 Kentwood Lane  
Alabaster, AL 35007

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Warranty Deed/TIWRO3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty-Two Thousand Dollars and No/100's-----(\$132,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we SCOTT T. MAYER, an unmarried man, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Kenny M. Fleming and Dawn E. Fleming (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 19, according to the Survey of Kentwood, as recorded in Map Book 16, Page 109, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$125,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 24 day of FEB, 1997.

Scott T. Mayer  
SCOTT T. MAYER 18312  
Inst # 18312

STATE OF TEXAS  
Montgomery COUNTY)

06/11/1997-18312  
08:48 AM CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that SCOTT T. MAYER, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of FEB, 1997.

[Signature]  
Notary Public

My Commission Expires: 6.02.97

AFFIX



Inst # 1997-18312