

Send Tax Notice to:
Michael K. Flowers and
Sandra S. Flowers
750 Cahaba River Estates
Birmingham, AL 35244

Inst # 1998-23904

This instrument was prepared by:
Romeo Law Offices
15 Office Park Circle, Suite 100
Birmingham, AL 35223

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY }

That in consideration of **One Hundred and Forty Thousand Dollars and No/100 (\$140,000.00)** to the undersigned grantor(s), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I/we

James A. Gardner and Jamie B. Gardner, Husband and Wife,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael K. Flowers and Sandra S. Flowers

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County Alabama**, to-wit:

Please see attached Exhibit "A"

Subject To:

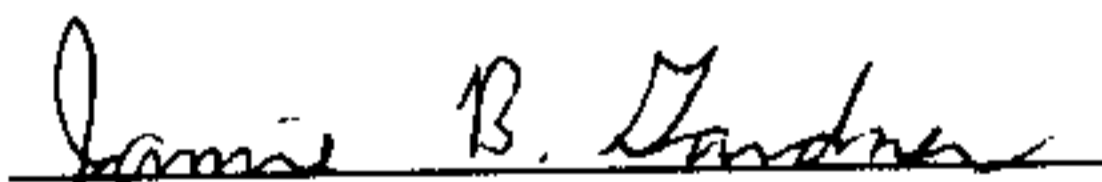
1. **Ad Valorem taxes due and payable October 1, 1998 and subsequent years.**

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 the 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; that I (we) will and my (our) heirs, executors and 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, I/ We have hereunto set my hand(s) and seal(s), this **26th** day of **May, 1998.**


James A. Gardner


Jamie B. Gardner

FLORIDA
STATE OF ALABAMA
JEFFERSON COUNTY

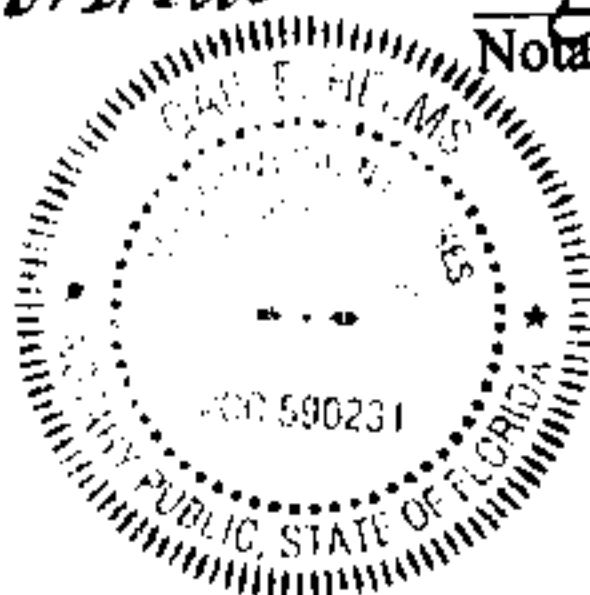
I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **James A. Gardner and wife, Jamie B. Gardner**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **27th** day of **May, 1998.**

My Commission Expires: *10/21/2000*
September 24, 2000


Notary Public

Michael J. Romeo



06/26/1998-23904
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL \$1.00

Post # 1998-23904

06/26/1998-23904
1:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 41.00

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of said 1/4-1/4 section; thence run west along the north line of said 1/4-1/4 section for a distance of 15.40 feet to the northeast corner of Lot 1 in Garrett's Estates as recorded in Map Book 13, Page 71, in the Office of the Judge of Probate, Shelby County, Alabama; then continue along last stated course and also along the north line of said Lot 1 for a distance of 194.74 feet to an iron pin found; thence turn an angle to the left of 0 degrees 14 minutes 38 seconds and run in a westerly direction along the north line of said Lot 1 for a distance of 129.15 feet to an iron pin round at the northwest corner of said Lot 1; thence continue along last stated course for a distance of 7.38 feet to a point; thence turn an angle to the left of 59 degrees 19 minutes 48 seconds and run in a southwesterly direction for a distance of 161.59 feet; to an iron pin found at the point of beginning; thence continue along last stated course for a distance of 35.87 feet to an iron pin found; thence turn an angle to the right of 33 degrees 07 minutes 01 seconds and run in a southwesterly direction for a distance of 159.18 feet to an iron pin found; thence turn an angle to the left of 77 degrees 02 minutes 51 seconds and run in a southeasterly direction for a distance of 426.57 feet to an iron pin found; thence turn an angle to the left of 97 degrees 46 minutes 56 seconds and run in a northeasterly direction for a distance of 212.87 feet to an iron pin found; thence turn an angle to the left of 80 degrees 27 minutes 42 seconds and run in a northwesterly direction for a distance of 20.28 feet to a point; thence turn an angle to the left of 99 degrees 56 minutes 10 seconds and run in a southwesterly direction for a distance of 14.98 feet to an iron pin found; thence turn an angle to the right of 96 degrees 00 minutes 49 seconds and run in a northwesterly direction for a distance of 441.43 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, and run thence north 88 degrees 40 minutes 34 seconds west along thence north line of said 1/4-1/4 a distance of 210 feet to a point; thence run south 18 degrees 02 minutes 04 seconds west a distance of 151.02 feet to a point; thence run south 12 degrees 29 minutes 19 seconds east a distance of 95.12 feet to a point; thence run south 50 degrees 54 minutes 18 seconds east a distance of 67.55 feet to a point; thence run south 39 degrees 48 minutes 20 seconds east a distance of 171.30 feet to a point in the centerline of a road; thence run south 03 degrees 45 minutes 04 seconds east along said centerline a distance of 56.12 feet to a point; thence run south 37 degrees 46 minutes 02 seconds west a distance of 41.41 feet to a point; thence run south 69 degrees 29 minutes 56 seconds west a distance of 414.62 feet to the point of beginning of the tract herein described; thence continue the last described course for 20.0 feet; thence run north 12 degrees 21 minutes 42 seconds west (old deed) north 12 degrees 19 minutes 48 seconds west (measures) a distance of 155.0 feet to a point; thence run north 69 degrees 29 minutes 56 seconds east a distance of 20.0 feet to a point; thence run south 12 degrees 19 minutes 48 seconds east a distance of 155.0 feet to the point of beginning.