

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Joseph H. Flemming, Jr. & Susan D. Flemming
2000 Eagle Creek Circle
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty One Thousand Nine Hundred and 00/100 Dollars (\$281,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Michael J. Bryan and wife, Sandra H. Bryan** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Joseph H. Flemming, Jr. and Susan D. Flemming** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 722, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

Note: \$ 253,600.00 of the purchase price was paid with mortgage loans executed simultaneously herewith.

Subject to:

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 31st day of July, 2000.

Michael J. Bryan by Charlotte Woodall
Michael J. Bryan her attorney-in-fact
Sandra H. Bryan by Charlotte Woodall
Sandra H. Bryan her attorney-in-fact

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Charlotte Woodall, Attorney in Fact for Michael J. Bryan and Sandra H. Bryan** whose name(s) are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents she executed the same voluntarily and with full authority for and as the act of Michael J. Bryan and Sandra H. Bryan on the day same bears date.

Given under my hand and seal this 31st day of July in the year 2000.

[Signature]

Notary Public
My Commission Expires 3/21/2004

08/03/2000-26031
09:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MMS 64.00

Inst # 2000-26031