

This instrument was prepared by: Martin, Rawson & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

Send Tax Notice to:  
Debbie Kennedy  
150 Belvedere Palce  
Alabaster, Alabama 35007

Warranty Deed, Joint Tenants with Right of Survivorship  
State of Alabama  
Shelby County

Know All Men By These Presents,

**That in consideration of One Hundred Forty Two Thousand Five Hundred Dollars and no/100 (\$142,500.00) and other good and valuable consideration**

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

**CHARLES R. SAUNDERS, JR. AND CRISTINA M. FLANAGAN, HUSBAND AND WIFE**

**CRISTINA M. FLANAGAN IS ONE AND THE SAME PERSON AS CHRISTINA M. FLANAGAN**

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

**DEBBIE KENNEDY**

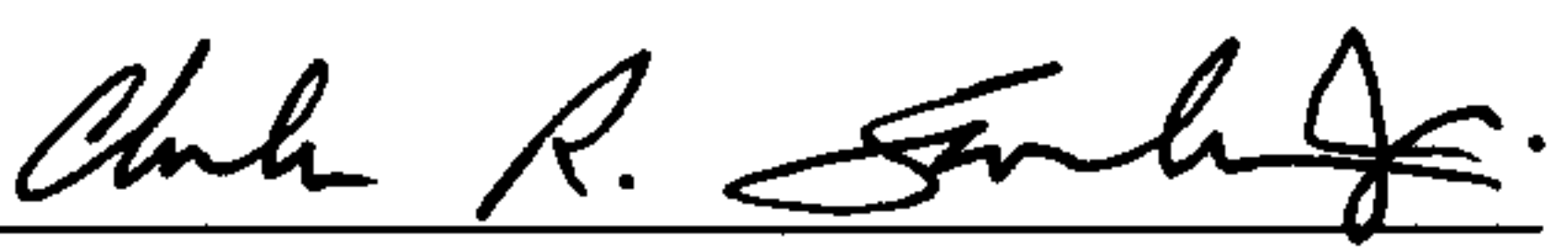
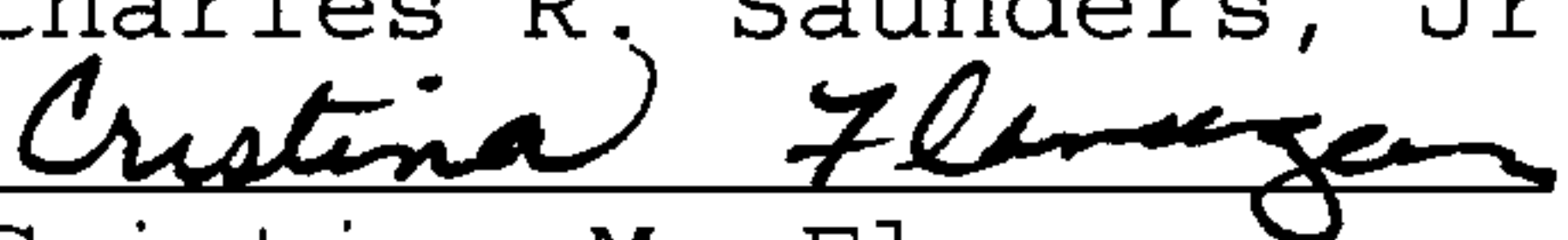
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 385, ACCORDING TO THE SURVEY OF WEATHERLY BELVEDRE, SECTOR 23, AS RECORDED IN MAP BOOK 21, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject to existing easements, restrictions, current taxes, Set-back lines, rights of way, limitations, if any, of record. TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.**

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will any 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, the Said undersigned have hereunto subscribed their names on this the 30<sup>TH</sup> of October, 2002.

  
Charles R. Saunders, Jr.  
  
Cristina M. Flanagan

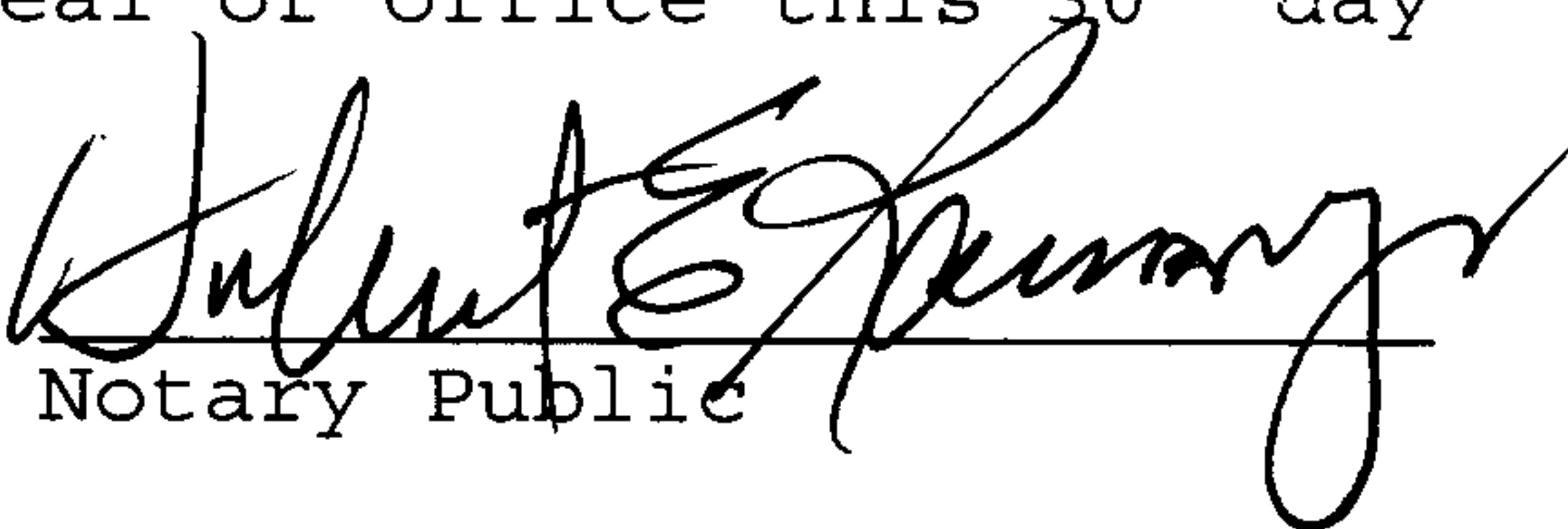
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county, and in said state, hereby certify that Charles R. Saunders, Jr. and Cristina M. Flanagan, Husband Wife, whose name 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 and as their act on the day the same bears date.

Given under my hand and and seal of office this 30<sup>th</sup> day of October, 2002.

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: MAY 7, 2005

  
Notary Public