

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of  
\$ 5,000.00 to the undersigned Grantor(s),  
Gerald H. Harris,  
in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said  
Grantor(s) does by these presents, grant, bargain, sell and convey unto  
Michael Flowers and wife Sandra Flowers  
(herein referred to as "Grantees") the following described real estate, situated in SHELBY  
County, Alabama, to-wit:

Complete Metes and Bounds Legal Description Attached as "Exhibit A" hereto.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,  
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$ 0.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the  
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such  
survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does  
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully  
seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to  
sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR(S), who is authorized to execute this conveyance,  
has hereto set its signature and seal this the 28th day of February, 20 03.

By: Gerald H. Harris  
Grantor Grantor

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Gerald H. Harris,  
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 20 03.

Sarah Hood Jones  
Notary Public  
Commission Expires: 5-5-03

**This Instrument Prepared By:**  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Michael and Sandra Flowers  
750 Cahaba River Estates  
Hoover, AL 35244

EXHIBIT A

LEGAL DESCRIPTION

A portion of Lot 2 according to the survey of Gerald Harris Estates Survey, as recorded in Map Book 22 page 96 and being situated in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 19 South, Range 3 West; thence run in a Westerly direction along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 36.55 feet to the NE corner of Lot 1A, a Resurvey of Cahaba River Estates #2, as recorded in Map Book 25 page 87, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue in a Westerly direction along the North line of said Lot 1A for a distance of 173.59 feet to a point; thence turn an angle to the left of 00 deg. 14 min. 38 sec. and run in a Westerly direction along the North line of said Lot 1A for a distance of 136.53 feet to the northernmost Westerly corner of said Lot 1A said point also being the NE corner of Lot 2, Gerald Harris Estates Survey, as recorded in Map Book 22 page 96, in the Office of the Judge of Probate of Shelby County, Alabama, said corner monumented on the surface via a  $\frac{5}{8}$  inch capped iron rebar; K. B. Weygand: CA #0058; thence continue in a Westerly direction along the North line of aforesaid Lot 2 for a distance of 121.18 feet to a  $\frac{1}{2}$  inch capped iron rebar; M. L. Welch, R.L.S. #15460, said point being the point of beginning of the following described property thence from said point of beginning continue in a westerly direction along the North line of aforesaid Lot 2 for a distance of 179.33 feet to a  $\frac{5}{8}$  inch capped iron rebar; J.A.H., R.L.S. #9682, said point being the NE corner of Robert E. and Louise G. McClain property, as recorded in Inst. No. 1998-34929 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 103 deg. 31 min. 47 sec. and run in a Southeasterly direction for a distance of 217.67 feet to a  $\frac{5}{8}$  inch capped iron rebar; J.A.H., R.L.S. #9682, said point also being the Northeast corner of Lot 1, of aforesaid Gerald Harris Estates Survey; thence turn an angle to the right of 00 deg. 09 min. 29 sec. and run in a Southeasterly direction for a distance of 30.00 feet to a  $\frac{5}{8}$  inch rebar, said point being the Northwesterly corner of Michael K. and Sandra S. Flowers property, as recorded in Inst. No. 1998-23904, in the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 103 deg. 04 min. 20 sec. and run in a northeasterly direction along the Northwesterly boundary of aforesaid Flowers property for a distance of 158.87 feet to a  $\frac{1}{2}$  inch iron rebar; thence turn an angle to the left of 32 deg. 44 min. 00 sec. and run in a Northeasterly direction for a distance of 36.02 feet to a  $\frac{5}{8}$  inch capped iron rebar: K. B. Weygand: CA #0058, being the westernmost point on aforesaid Lot 1A, a Resurvey of Cahaba River Estates #2; thence turn an angle to the left of 46 deg. 34 min. 17 sec. and run in a Northwesterly direction for a distance of 144.60 feet to the point of beginning, forming an interior angle to the right of 105 deg. 44 min. 56 sec. said parcel being situated in Shelby County, Alabama.