

This instrument was prepared by :
YVONNE GREEN DAVIS, P.C.
2100 First Avenue North

LandMark Center, Suite 550
Birmingham, AL 35203

Send Tax Notice To:
Thomas D. Flanagan, Jr.

2704 Wellington Circle
Pelham, Alabama 35124

20031210000798900 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
12/10/2003 12:48:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) to the undersigned grantor Cheryl Maniscalco Davis aka Cheryl Maniscalco , in hand paid by the grantees herein, the receipt where is acknowledged, I or we, Cheryl Maniscalco Davis aka Cheryl Maniscalco, a single woman

(herein referred to as grantor, does hereby grant, bargain, sell and convey unto Thomas D. Flanagan, Jr., a single man,

(herein referred to as grantees, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 17, Chanda Terrace Fourth Sector, as recorded in Map Book 12, Page 99, in the Probate Office of Shelby County, ALABAMA.

Subject to : (1) Taxes for the year 2003 and subsequent years;

TO HAVE AND TO HOLD to the said grantees, for and during his life in fee simple, and to the heirs and assigns of such grantees forever, together with every contingent remainder and right of reversion his, her or their heirs and assigns forever.

And said grantor I (we) does, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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, successors and assigns shall warrant and defend the same to the said GRANTEEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we), the said grantor, who is authorized to execute this conveyance, has hereunto set my (our) hand(s) and seal(s) this 20th day of August, 2003.


Cheryl Maniscalco Davis aka Cheryl
Maniscalco

(Seal)

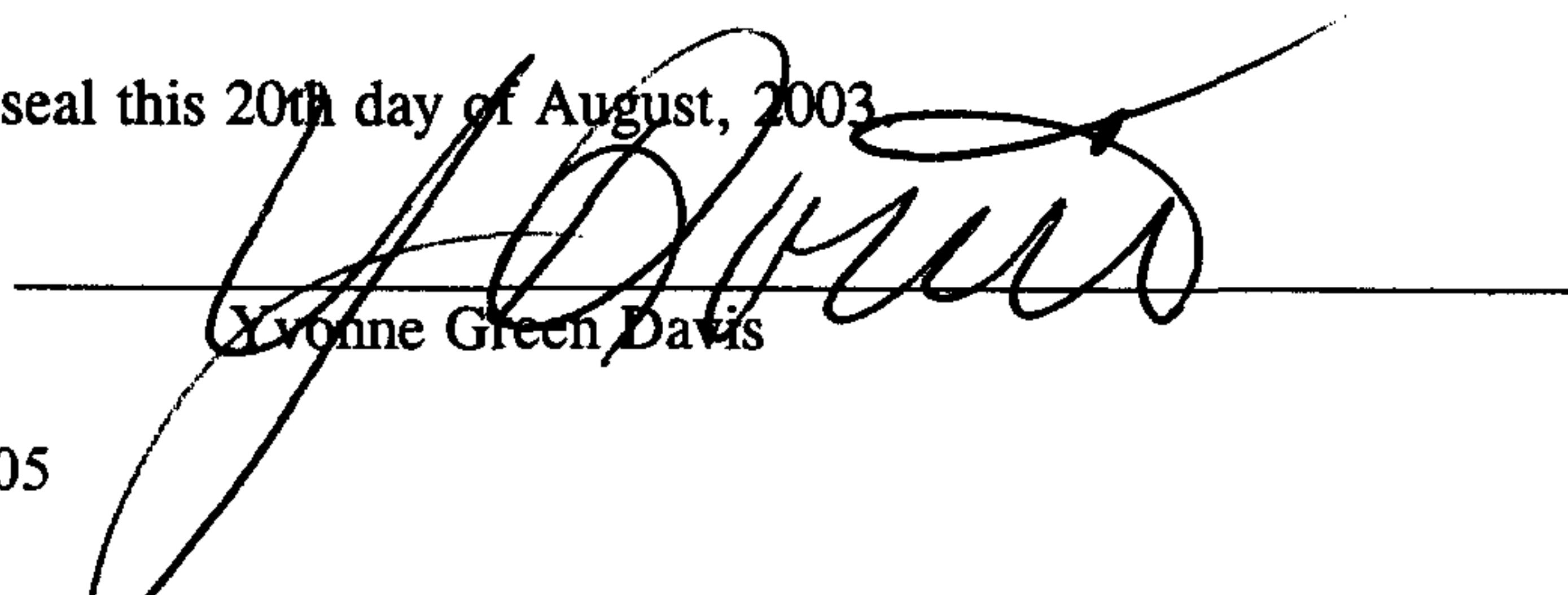
(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, Yvonne Green Davis, a Notary Public in and for the said County, in said State, hereby certify that Cheryl Maniscalco Davis aka Cheryl Maniscalco, a single woman; whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 20th day of August, 2003.


Yvonne Green Davis

My COMMISSION EXPIRES April 28, 2005
NOTARY PUBLIC IN ALABAMA
My COMMISSION EXPIRES: Apr 28, 2005
POWERED THRU NOTARY PUBLIC UNDERWRITERS