

SEND TAX NOTICE TO:
Fred W. Fleming
Mary Ann Fleming
411 Greystone Glen Circle
Birmingham, AL 35242

4-36-5-CEP

This instrument was prepared by:
Charles E. Davis, Jr., Attorney
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

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Shelby Cnty Judge of Probate, AL
05/04/2004 10:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED TWENTY-SEVEN THOUSAND AND NO/100'S (\$427,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, **C & L Builders Group, LLC, a limited liability company**, (hereinafter referred to as grantor), does grant, bargain, sell and convey unto **Fred W. Fleming and Mary Ann Fleming**, (hereinafter referred to as grantees), **as joint tenants with right of survivorship**, the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

Lot 25, according to the Survey of The Glen Estates, as recorded in Map Book 19, Page 9 A & B, in the Probate Office of Shelby County, Alabama.

\$333,700.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

\$48,800.00 of the purchase price is from a purchase money second mortgage being executed simultaneously herewith.

To have and to hold unto the said grantees, their heirs and assigns, forever; And grantor does, for itself and for it's successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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 president of said limited liability company who is duly authorized, has hereunto set his hand and seal this 28 of April, 2004.

C & L Builders Group, LLC

Charlie Rogers
BY: Charlie Rogers
Its: *Pres.*

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Charlie Rogers** who as the _____ of **C & L Builders Group, LLC**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

GIVEN under my hand and official seal this the 28 day of April, 2004.

[Signature]
Notary Public

My Commission Expires:

10/28/2005