

This instrument was prepared by
(Name) William H. Halbrooks
1 Independence Plaza, Suite 704
(Address) Birmingham, AL 35209

Send Tax Notice To: Mark Flanagan
name
4557 Old Caldwell Mill Road
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Five Thousand and no/100-----
(\$205,000.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas A. Flemming, Jr. and Mary W. Flemming, husband and wife

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

Mark Flanagan and Graca Flanagan

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

County, Alabama to-wit:

Lot 10-A, according to Altadena Park Resurvey as recorded
in Map Book 5, Page 111, in the Probate Office of Shelby
County, Alabama, being a Resurvey of part of Butte Woods
Ranch Addition to Altadena Valley. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 164,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

\$ 41,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 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, I have hereunto set my hand(s) and seal(s), this 21st
day of May, 2004.

_____(Seal)

Thomas A. Flemming, Jr. (Seal)

_____(Seal)

_____(Seal)

_____(Seal)

Mary W. Flemming (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned
Thomas A. Flemming, Jr. and Mary W. Flemming, a Notary Public in and for said County, in said State, hereby certify that
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of May

William H. Halbrooks

