

**THIS INSTRUMENT WAS PREPARED BY:**

Douglas Corretti, Esquire  
CORRETTI, NEWSOM & HAWKINS  
1804 7<sup>th</sup> Avenue North  
Birmingham, AL 35203  
Telephone: (205) 251-1164

*H. C. Corretti, Esq. BC E.*

**WARRANTY DEED**

THE STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the love and affection which the undersigned Grantors have for their mother, the undersigned, **Cynthia E. Flautt, a married woman, Carole E. Williams, a married woman and Elizabeth E. Lacy, a married woman** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **Betty C. Estock** (hereinafter referred to as Grantee) all of Grantors' interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of "The Cottages at Southlake", as recorded in Map Book 16, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2005.
2. Easements and building restriction line as shown on recorded map.
3. Restrictions appearing of record in Real Volume 160, Pages 492 and 495 ; Real Volume 1999, Pages 367 and 389 ; Real Volume 204, Page 656 ; Real Volume 215, Page 499 and Instrument #1992-14035, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 204, Page 664 and Real Volume 215, Page 518, in said Probate Office.
5. Right of way granted Alabama Power Company recorded in Real Volume 114, Page 134 ; Real Volume 224, Page 535 ; Real Volume 230, Page 792 and Instrument #1992-26825, in said Probate Office.

The life estate granted to Clarence Thomas Estock in that certain deed dated August 8, 2001 recorded in Instrument #2001-33499, in the Office of the Judge of Probate of Shelby County, Alabama terminated upon the death of Clarence Thomas Estock, on the 13th day of May, 2004. Clarence Thomas Estock died in Shelby County Alabama on said 13th day of May, 2004 and his Last Will and Testament was admitted to Probate under Case No. PR-2004-000305.

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTORS NOR THE GRANTORS' SPOUSES.

It is the intent and purpose of the Grantors, by executing this conveyance, to each convey all of their interest in and to the hereinabove described real property to the Grantee named herein and divest themselves of all interest in and to said real property. The market value of said real property as determined by the Jefferson County Tax Assessor is \$199,900.00.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives and assigns forever.

And Grantors do for themselves and for their heirs, personal representatives and assigns, covenant with the said Grantee, her heirs, personal representatives and assigns that Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, that they will and their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the 5<sup>th</sup> day of December, 2004.

CF January, 2005

Cynthia E Flautt (SEAL)  
CYNTHIA E. FLAUTT

Carole E. Williams (SEAL)  
CAROLE E. WILLIAMS

Elizabeth E. Lacy (SEAL)  
ELIZABETH E. LACY

THE STATE OF MISSISSIPPI )  
HINDS COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Cynthia E. Flautt, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of December, 2004.

Virginia E. Sullivan  
NOTARY PUBLIC  
My commission expires: 5-1-2005

THE STATE OF SOUTH CAROLINA )  
RICHLAND COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Carol E. Williams, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of December, 2004.

Jeffrey  
NOTARY PUBLIC  
My commission expires: 3/25/2012

THE STATE OF NEW JERSEY )  
SOMERSET COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Elizabeth E. Lacy, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of December, 2004.

Tarsem Taneja  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

TARSEM TANEJA  
NOTARY PUBLIC OF NEW JERSEY  
COMMISSION EXPIRES 5/12/2009