20050315000116750 1/2 \$49.50 Shelby Cnty Judge of Probate, AL 03/15/2005 03:13:47PM FILED/CERT

GRANTEES' ADDRESS: 4217 Abingdon Trail

Birmingham, Alabama 35243

STATE OF ALABAMA,

COUNTY OF SHELBY.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 25th day of February, 2005, by and between DUDLEY M. HALTER, Trustee of the Dudley M. Halter Trust, dated December 20, 1989, herein referred to as Grantor, and JAMES A. FLANAGAN, JR. and wife, PAMELA M. FLANAGAN, and JAMES A. FLANAGAN, III, herein referred to as Grantees.

WITNESSETH: that the Grantors for and in consideration of One Hundred Twenty-Two Thousand and No/100 (\$122,000.00) Dollars, in hand paid, the receipt of which is acknowledged, have this day given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey to the Grantees, the following described property situated in Shelby County, Alabama, to-wit:

Unit 101, Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama and amended by Misc. Book 13, Page 2, Misc. Book 13, page 4 and Misc. 13, page 334 in the said Probate Office, together with an undivided interest in the common elements as set forth in said declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, their heirs and assigns forever.

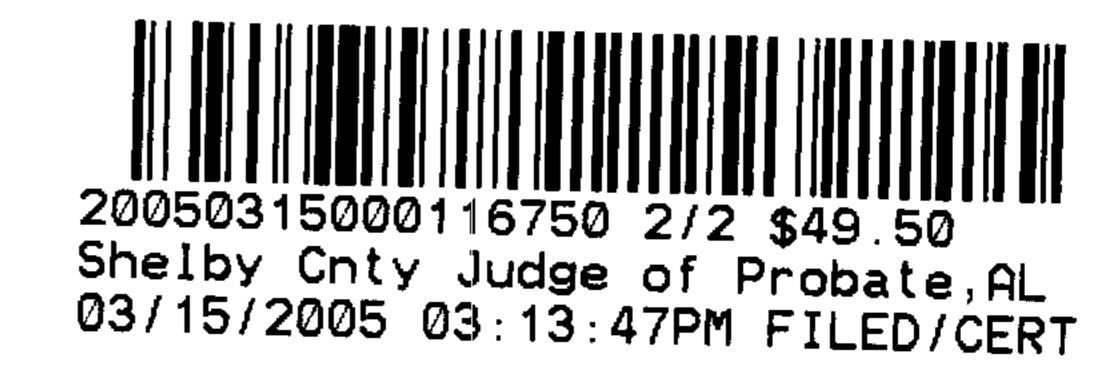
And the Grantor does covenant with and represent unto the Grantees that he as Trustee is seized in fee of the lands above described; that he has a good right to sell and convey the same as aforesaid; that the same is free of encumbrances and that he, as such Trustee, will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor, with full authority as Trustee of the Dudley M. Halter Trust, dated December 10, 1989, has hereunto set his signature and seal on the day and year first above written.

DUDLEY M. HALTER

As Trustee of the Dudley M. Halter Trust

(SEAL)



STATE OF ALABAMA COUNTY OF Jefferson,

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Dudley M. Halter, whose name as trustee of the Dudley M. Halter Trust dated December 20, 1989, 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 this conveyance, he, in his capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said Trust.

Given under my hand and official seal this the 25th day of February, 2005.

Trudy C. Woods NOTARY PUBLIC

My Commession Experis: 5/11/08

Prepared by:
Ray F. Robbins, II
Attorney at Law
P. O. Box 479
Talladega, Alabama 35161

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PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$87,950.00 IS BEING FILED SIMULTANEOUSLY