

SEND TAX NOTICE TO:

Lisa Billings
Carl Billings
4816 Winnebago Drive
Birmingham AL 35244

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Thomas Fletcher, III and wife, Barbara K. Wilfong Fletcher** convey unto **Lisa Billings and Carl Billings** (herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama to-wit:

Lot 59, according to the Survey of Oak Glen, Fist Sector, as recorded in Map Book 9, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2005 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

Thomas Fletcher, III and Thomas M. Fletcher, III are one and the same person

Barbara K. Wilfong Fletcher and Barbara Wilfong Fletcher are one and the same person

All of the consideration was paid from the proceeds of purchase money mortgages closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands and seals this the 3 day of August, 2005.

Thomas Fletcher III
Thomas Fletcher, III

BY: Barbara K Wilfong Fletcher
Barbara K. Wilfong Fletcher
Attorney-in-Fact for
Thomas Fletcher, III

Barbara K Wilfong Fletcher
Barbara K. Wilfong Fletcher

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barbara K. Wilfong Fletcher, 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 21st day of August, 2005.

My Commission Expires: 8/29/07



Notary Public

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barbara Wilfong Fletcher, whose name as attorney-in-fact for Thomas M. Fletcher, III under that certain Durable Power of Attorney recorded in Instrument NO. 20050808000403100 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 said instrument, she, as such attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2005.

My Commission Expires: 8/29/07



Notary Public