THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Ken Messamore
750 Cahaba River Estates
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

20061201000584780 1/2 $223.50
Shelby Cnty Judge of Probate,AL
12/01/2006 03:06:52PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Nine Thousand Two Hundred and 00/100 ($209,200.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael K. Flowers and Sandra S. Flowers, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ken Messamore and wife, Lisa Brunk,** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 22nd day of November, 2006.

Michael K. Flowers

Sandra S. Flowers

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael K. Flowers and Sandra S. Flowers, husband and wife whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of November, 2006.

NOTARY PUBLIC
My Commission Expires:

Shelby County, AL 12/01/2006
State of Alabama

Deed Tax:$209.50

Exhibit "A"

Parcel 1

A portion of Lot 2 according to the survey of Gerald Harris Estates Survey, as recorded in Map Book 22 page 96 and being situated in the Southeast ¼ of the Northwest ¼ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Southeast ¼ of the Northwest ¼ of Section 26, Township 19 South, Range 3 West; thence run in a Westerly direction along the North line of said ¼ ¼ Section for a distance of 36.55 feet to the Northeast corner of Lot 1A, a Resurvey of Cahaba River Estates #2, as recorded in Map Book 25, Page 87, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue in a Westerly direction along the North line of said Lot 1A for a distance of 173.59 feet to a point; thence turn an angle to the left of 00°14'38" and run in a Westerly direction along the North line of said Lot 1A for a distance of 136.53 feet to the northernmost Westerly corner of said Lot 1A said point also being the Northeast corner of Lot 2, Gerald Harris Estates Survey, as recorded in Map Book 22, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama, said corner monumented on the surface via a 5/8 inch capped iron rebar; K.B. Weygand: CA #0058; thence continue in a Westerly direction along the North line of aforesaid Lot 2 for a distance of 121.18 feet to a ½ inch capped iron rebar; M.L. Welch, R.L.S. #15460, said point being the point of beginning of the following described property thence from said point of beginning continue in a westerly direction along the North line of aforesaid Lot 2 for a distance of 179.33 feet to a 5/8 inch capped iron rebar; J.A.H., R.L.S. #9682, said point being the Northeast corner of Robert E. and Louise G. McClain property, as recorded in Inst. No. 1998-34929 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 103°31'47" and run in a Southeasterly direction for a distance of 217.67 feet to a 5/8 inch capped iron rebar; J.A.H., R.L.S. #9682, said point also being the Northeast corner of Lot 1, of aforesaid Gerald Harris Estates Survey; thence turn an angle to the right 00°09'29" and run in a Southeasterly direction for a distance of 30.00 feet to a 5/8 inch rebar, said point being the Northwesterly corner of Michael K. and Sandra S. Flowers property, as recorded in Inst. No. 1998-23904, in the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 103°04'20" and run in a Northeasterly direction along the Northwesterly boundary of aforesaid Flowers property for a distance of 158.87 feet to a ½ inch iron rebar; thence turn an angle to the left of 32°44'00" and run in a Northeasterly direction for a distance of 36.02 feet to a 5/8 inch capped iron rebar; K.B. Weygand, CA #0058, being the westernmost point on aforesaid Lot 1A, a Resurvey of Cahaba River Estates #2; thence turn an angle to the left of 46°34'17" and run in a Northwesterly direction for a distance of 144.60 feet to the point of beginning, forming an interior angle to the right of 105°44'56" said parcel being situated in Shelby County, Alabama.

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Parcel II

A parcel of land situated in the Southeast ¼ of the Northwest ¼ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said ¼ ¼ Section; thence run West along the North line of said ¼ ¼ Section for a distance of 15.40 feet to the Northeast corner of Lot 1 in Garrett's Estates as recorded in Map Book 13, Page 71, in the Office of the Judge of Probate, Shelby County, Alabama; then continue along last stated course and also along the North line of said Lot 1 for a distance of 194.74 feet to an iron pin found; thence turn an angle to the left of 0°14'38" and run in a Westerly direction along the North line of said Lot 1 for a distance of 129.15 feet to an iron pin found at the Northwest corner of said Lot 1; thence continue along last stated course for a distance of 7.38 feet to a point; thence turn an angle to the left of 59°19'48" and run in a Southwesterly direction for a distance of 161.59 feet to an iron pin found at the point of beginning; thence continue along last stated course for a 35.87 feet to an iron pin found; thence turn an angle to the right of 33°07'01" and run in a Southwesterly direction for a distance of 159.18 feet to an iron pin found; thence turn an angle to the left 77°02'51" and run in a Southeasterly direction for a distance of 426.57 feet to an iron pin found; thence turn an angle to the left of 97°46'56" and run in a Northeasterly direction for a distance of 212.87 feet to an iron pin found; thence turn an angle to the left of 80°27'42" and run in a Northwesterly direction for a distance of 20.28 feet to a point; thence turn an angle to the left of 99°56'10" and run in a Southwesterly direction for a distance of 14.98 feet to an iron pin found; thence turn an angle to the right of 96°00'49" and run in a Northwesterly direction for a distance of 441.43 feet to the point of beginning; being situated in Shelby County, Alabama.

MKT BST