

STATE OF ALABAMA)
SHELBY COUNTY)

20070905000415780 1/1 \$59.00
Shelby Cnty Judge of Probate, AL
09/05/2007 08:22:23AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **FOUR HUNDRED SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$407,900.00)** to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **JOHNNY MACK FLOWERS AND SPOUSE, VONETTA FLOWERS**(GRANTORS) do grant, bargain, sell and convey unto **MATTHEW A. HOLLAND AND KATHERYN L. HOLLAND**(GRANTEEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 9, ACCORDING TO THE SURVEY OF RUSHING PARC, SECTOR ONE, AS RECORDED IN MAP BOOK 19, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- ADVALOREM TAXES DUE OCTOBER 1, 2007.
- BUILDING LINE(S) AND EASEMENT(S) AS SHOWN BY RECORDED MAP.
- RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1994-32903.
- EASEMENT RECORDED IN VOLUME 247, PAGE 772.
- EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 1995-12816.

\$360,320 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEEES 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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their successors, assigns, and personal representatives covenant with said GRANTEEES, their heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 17TH day of August, 2007.


JOHNNY MACK FLOWERS

SEAL

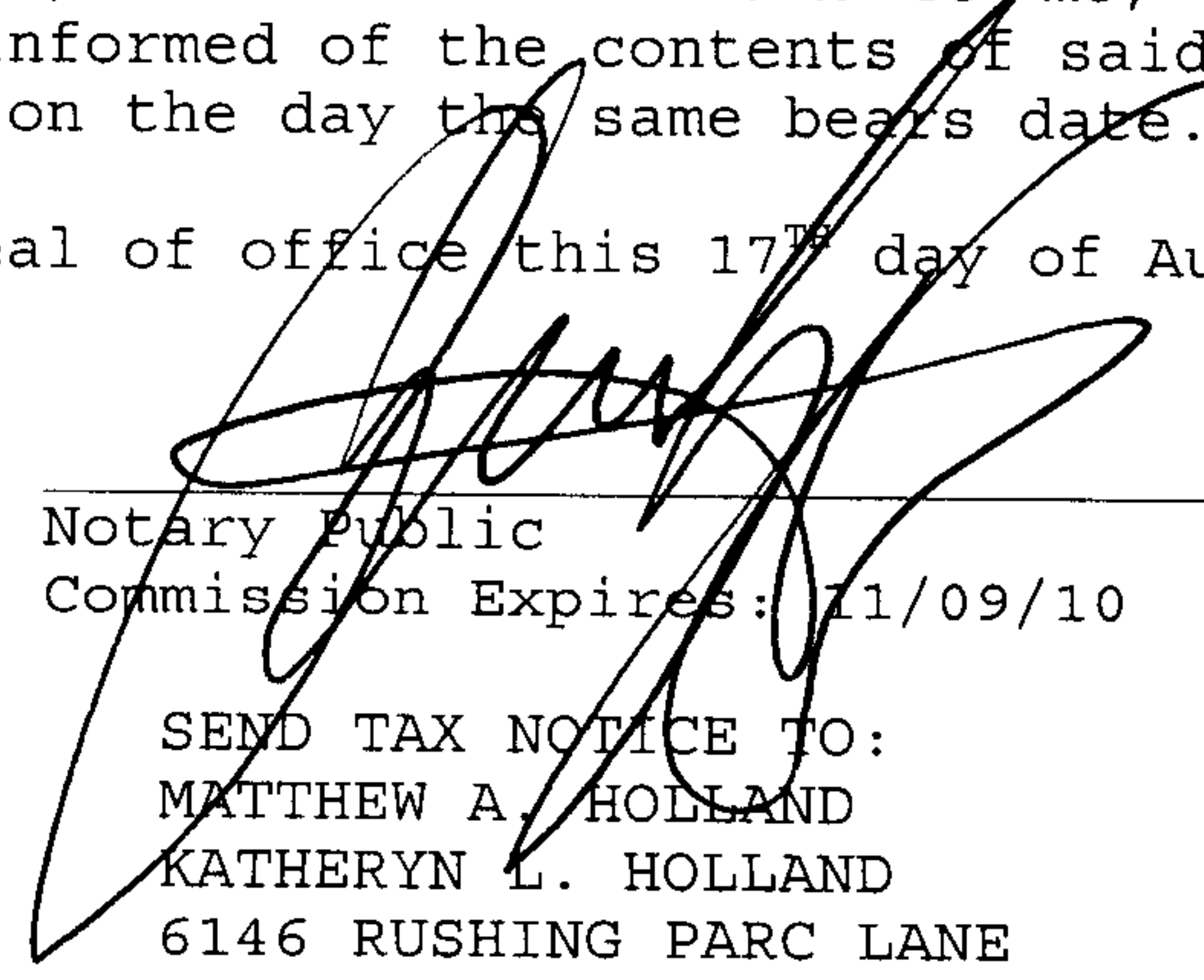

VONETTA FLOWERS

SEAL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **JOHNNY MACK FLOWERS AND VONETTA FLOWERS** 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 17TH day of August, 2007.


Notary Public
Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
MATTHEW A. HOLLAND
KATHERYN L. HOLLAND
6146 RUSHING PARC LANE
BIRMINGHAM, AL 35244
13-3-05-0-002-009.000

Shelby County, AL 09/05/2007
State of Alabama

Deed Tax: \$48.00