

PLEASE RETURN TO:
David P. Condon, PC
100 Union Hill Drive
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Birmingham, AL 35209
(205)871-2133

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Tami M. Johnson
3717 Crossings Crest P.O. Box 661001
Birmingham, Alabama 35266

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Ninety-Five Thousand and 00/100 Dollars (\$295,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, **Ruth Fahey Flemming, Maureen Fahey Alexander and Colleen Fahey Johnson as Personal Representatives of The Estate of Rita R. Fahey, deceased, Probate Case #2007-305 and Ruth Fahey Flemming, Maureen Fahey Alexander and Colleen Fahey Johnson** (hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Tami M. Johnson and Martin Andrews

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 29, according to the Survey of Phase One, Caldwell Crossings 2nd Sector, as recorded in Map Book 30, page 116, in the Probate Office of Shelby County, Alabama

The property described above and conveyed herein is not the homestead of any grantor nor their respective spouses, if any.

Subject to: (1) 2008 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 26th day of December, 2007.

THE ESTATE OF RITA R. FAHEY, DECEASED

Shelby County, AL 01/08/2008
State of Alabama

Deed Tax: \$295.00

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

BY: Ruth Fahey Flemming (Seal)
Ruth Fahey Flemming, INDIVIDUALLY
AND AS ITS: Personal Representative
BY: Maureen Fahey Alexander (Seal)
Maureen Fahey Alexander, INDIVIDUALLY
AND AS ITS: Personal Representative
BY: Colleen F. Johnson (Seal)
Colleen Fahey Johnson, INDIVIDUALLY
AND AS ITS: Personal Representative

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Ruth Fahey Flemming, Maureen Fahey Alexander and Colleen Fahey Johnson, Individually and as Personal Representatives of the Estate of Rita R. Fahey, deceased 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 conveyance and with full authority as such Personal Representative, they executed the same voluntarily as their individual acts and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 26th day of December, 2007.

Notary Public: Jenna S. Stephens
My Commission Expires: 2/28/10