

20081121000445480 1/2 \$64.00
Shelby Cnty Judge of Probate,AL
11/21/2008 09:31:43AM FILED/CERT

50000.00

SEND TAX NOTICE TO:

Shelby County, AL 11/21/2008
State of Alabama

Deed Tax:\$50.00

Robert Dale Flowers / Cynthia C. Flowers

356 Highway 200

Montevallo, Alabama 35115

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Robert Dale Flowers and Cynthia C. Flowers, as Trustees of Flowers Revocable Trust, and Flowers Revocable Trust by Robert Dale Flowers and Cynthia C. Flowers, Trustees** (herein referred to as Grantors) do grant, bargain, sell, and convey unto **Robert Dale Flowers and Cynthia C. Flowers** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of SW 1/4 of NE 1/4, Section 11 Township 24 North, Range 12 East and run thence North along the East line of said quarter-quarter Section a distance of 219.9 feet to the point of beginning; thence continue North along said East line of said quarter-quarter a distance of 215.0 feet; thence turn an angle of 84 degrees 32 minutes to the left and run Westerly 200.0 feet; thence run South and parallel with the East line of said quarter-quarter Section a distance of 215.0 feet; thence run East and parallel to the North line of the land being conveyed 200.0 feet to the point of beginning, the same being lots 3 and 4 as shown by an unrecorded survey of Floyd Atkinson, Situated in Shelby County, Alabama.

It is the intention of Grantors herein to convey to Grantees all real estate and interest in real estate owned by Flowers Revocable Trust or the Trustees of Flowers Revocable Trust, whether correctly described herein or not.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto 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 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 and assigns forever, against the lawful claims of all persons.

*Robert Dale Flowers
Cynthia C. Flowers*

IN WITNESS WHEREOF, each of us has hereunto set his/her hand and seal this
_____ day of November, 2008.

Robert Dale Flowers (SEAL)
Robert Dale Flowers, Trustee of Flowers Revocable Trust

Cynthia C. Flowers (SEAL)
Cynthia C. Flowers, Trustee of Flowers Revocable Trust

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Dale Flowers** and **Cynthia C. Flowers**, whose names as **Trustees of Flowers Revocable Trust** are signed to the foregoing instrument and who are known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, they, and each of them, as such officers and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 21 day of November, 2008.

Joshua G. H.
Notary Public