

Send tax notice to:

DEBRA FLANAGAN and STEVEN H. FLANAGAN

264 KINGS CREST LANE #265 1209 Shelby County, AL
PELHAM, ALABAMA 35124

Shelby County, AL 04/02/2009
State of Alabama

Deed Tax: \$32.00

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Thirty-Two Thousand and 00/100 (\$32,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **JDK PROPERTIES, LLC**, , (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **DEBRA FLANAGAN and STEVEN H. FLANAGAN**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 68, ACCORDING TO THE SURVEY OF WEATHERLY KINGS CREST, SECTOR 3, PHASE 3, AS RECORDED IN MAP BOOK 18, PAGE 38 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 27th day of March, 2009.

JDK PROPERTIES, LLC

BY: Patsy Smith Kelley
PATSY SMITH KELLEY, MANAGING
MEMBER

**STATE OF ALABAMA
COUNTY OF Shelby**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that PATSY SMITH KELLEY, AS MANAGING MEMBER OF JDK PROPERTIES, LLC is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity of Managing Member of JDK Properties, LLC and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2009.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10