

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:

Blake Flanagan
Celia Flanagan

247 Highridge Drive
Pelham, AL 35124

STATUTORY WARRANTY DEED



20090407000128480 1/1 \$34.00
Shelby Cnty Judge of Probate, AL
04/07/2009 03:15:03PM FILED/CERT

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Twenty Three Thousand dollars and Zero cents (\$23,000.00) in hand paid by Blake Flanagan and Celia Flanagan (hereinafter referred to as "GRANTEES") to REGIONS BANK (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Blake Flanagan and Celia Flanagan, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 440, according to the Final Plat of Stoneykirk at Ballantrae Phase 2, as recorded in Map Book 32, Page 105, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2009 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 31 day of MARCH, 2009.

REGIONS BANK

By: 
William D. Beaird
Its: Vice-President


STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

Shelby County, AL 04/07/2009
State of Alabama

Deed Tax: \$23.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William D. Beaird, whose name(s) is/are signed to the foregoing conveyance as the Vice-President of REGIONS BANK, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of MARCH, 2009.


Notary Public CATHERINE L. HOLLIFIELD
Commission expires: 05/29/2012