

weatherly / Kings Crest
Sec. 3. Ph. 3. Lot 68

20090616000230180 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
06/16/2009 01:33:48 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

COVENANT

WHEREAS, Steve & Debra Flanagan
hereinafter called the owner(s) of certain real property situated in SHELBY COUNTY,
Alabama, described in Exhibit "A", attached hereto and incorporated fully;

WHEREAS, upon said property the owner(s) desire(s) to construct an alternative
onsite sewage disposal system, hereinafter called the system, to service the facility/
dwelling on said property; and

WHEREAS, the approval of the system by the Shelby County Health Department,
hereinafter called the local health department, is conditioned upon the covenant by the
owner(s) and his/her/their successors in title and his/her/their assigns that he/she/they will
satisfy all of the requirements of the local health department and assure the proper
functioning of the system.

NOW, THEREFORE,

"The public is hereby put on notice that the property described herein is
the subject of a restricted onsite sewage disposal permit issued by the
Shelby County Health Department. Subsequent purchasers are notified
that there may be continuing responsibilities placed on such purchaser and
they are directed to inquire at the Shelby County Health Department."

Dated this, the 16 day of June, 2009.

Steve Flanagan
Debra Flanagan
Signature(s) of Owner(s)

I, the undersigned Notary Public in and for said County, in said State, hereby
certify that STEVE & DEBRA FLANAGAN, whose name(s) is/are
signed to the foregoing instrument, and who is/are known to me, acknowledge(s) before
me this day that, being informed of the contents thereof, he/she/they has/have executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of JUNE,
2009.

Jackie M. McCain
Notary Public
My commission expires: July 18, 2012

Exhibit "A"

All the property in the survey of _____
a map/deed of which is recorded in Map/Deed Book _____, page _____ or instrument #
_____ in the Probate Office of Shelby County, Alabama; or all property described
in the attached legal description.

20090402000121070 1/1 \$43.00
Shelby Cnty Judge of Probate, AL
04/02/2009 01:42:51PM FILED/CERT

Send tax notice to:
DEBRA FLANAGAN and STEVEN H. FLANAGAN
264 KINGS CREST LANE #265 1209 Shoney Circle Rd.
PELHAM, ALABAMA 35124

Shelby County, AL 04/02/2009
State of Alabama
Deed Tax: \$32.00
20090616000230180 2/2 \$14.00
Shelby Cnty Judge of Probate, AL
06/16/2009 01:33:48 PM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA
Shelby COUNTY

Exhibit
A

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 B, 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