

This instrument was prepared by:
Jefferson Title Corporation
3500 Colonnade Parkway
Birmingham, AL 35243

Send Tax Notice To: Michael Daryn Flanders
145 Shelby Farms
Alabaster, AL 35007

WARRANTY DEED- Joint Tenants with Right of Survivorship

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY


That in consideration of One Hundred Fifteen Thousand dollars and Zero cents (\$115,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cadence Bank, N.A. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Daryn Flanders and Tammie Flanders, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 119, according to the Final Plat of Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, as joint tenants with right of survivorship, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, as joint tenants with right of survivorship, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 22nd day of June, 2009.

| | | | |
|-------|--------|---|--------|
| _____ | (SEAL) |  | (SEAL) |
| _____ | (SEAL) | Cadence Bank, N.A. By: Scott Harris | (SEAL) |
| _____ | (SEAL) | Its: Vice President | (SEAL) |
| _____ | (SEAL) | _____ | (SEAL) |
| _____ | (SEAL) | _____ | (SEAL) |

STATE OF Alabama

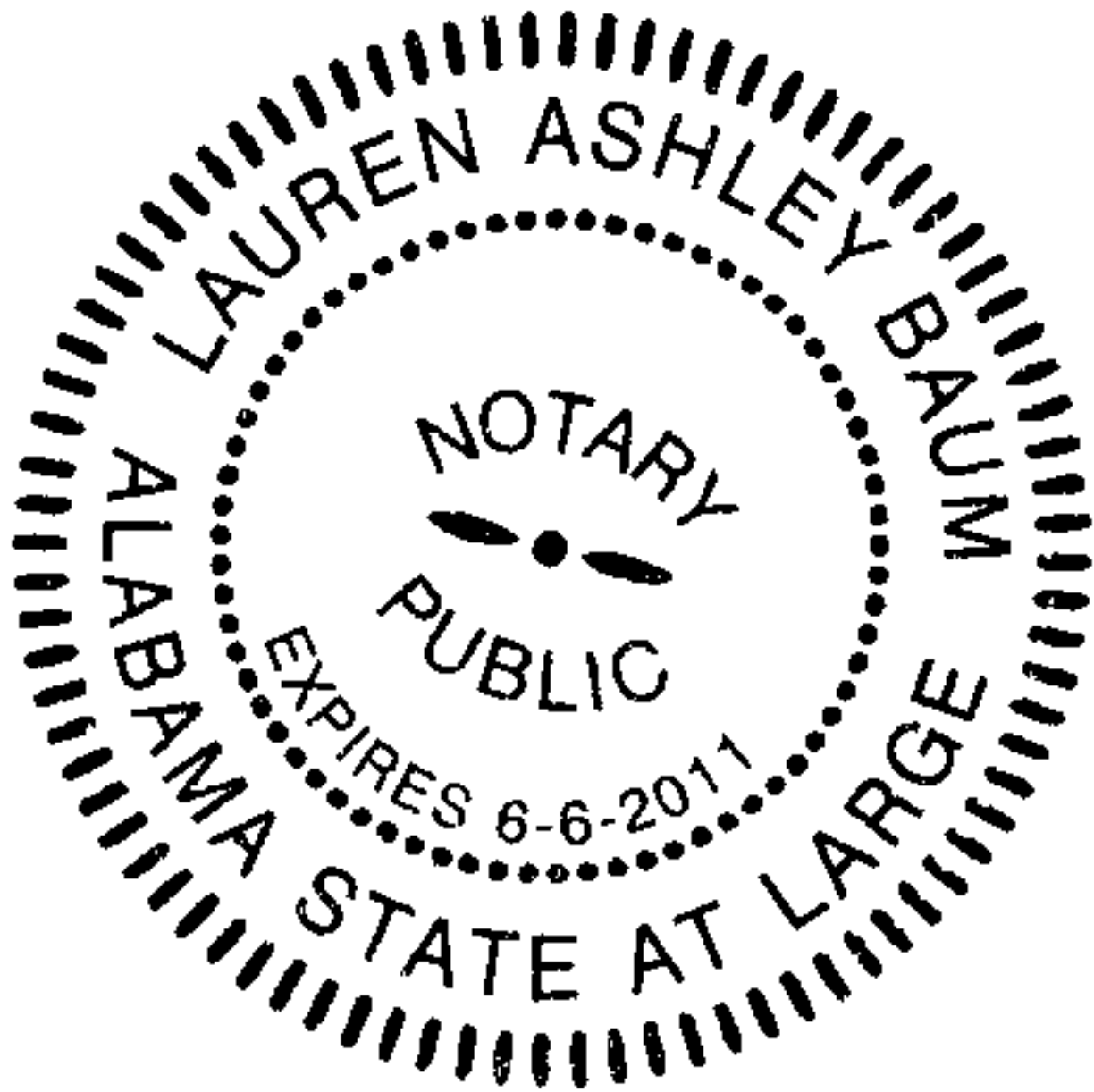
}

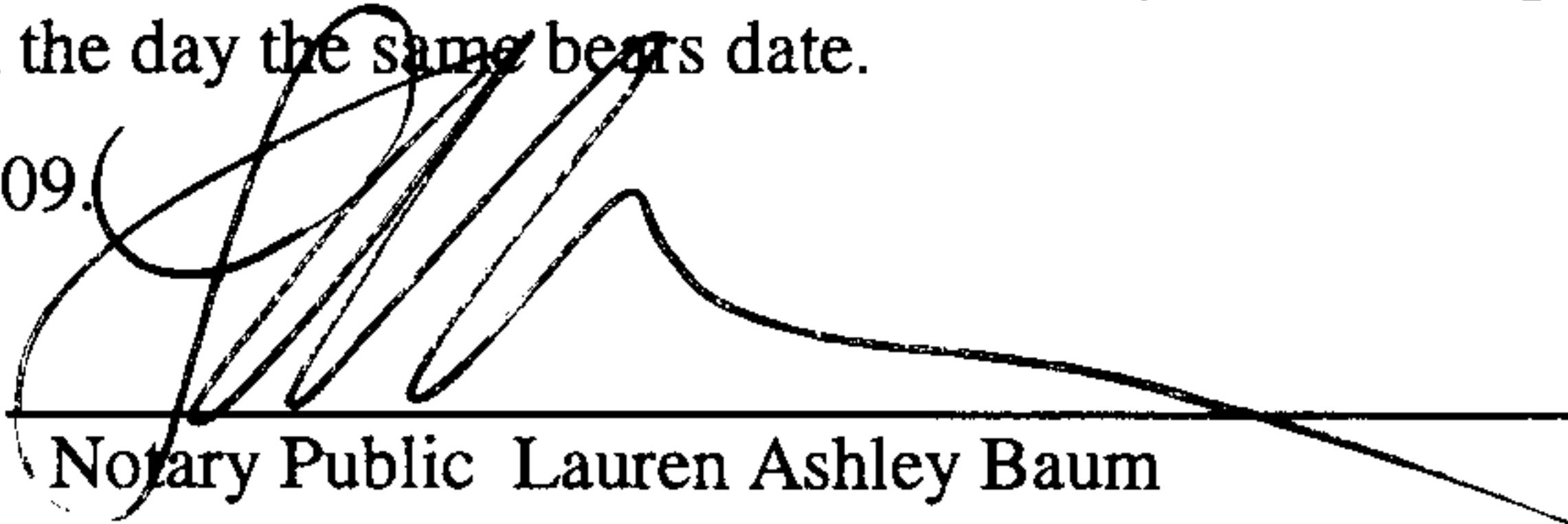
General Acknowledgment


COUNTY Jefferson

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Cadence Bank, N.A. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2009.




Notary Public Lauren Ashley Baum


20090706000257900 1/1 \$126.00
Shelby Cnty Judge of Probate, AL
07/06/2009 01:22:56 PM FILED/CERT
Shelby County, AL 07/06/2009
State of Alabama
Deed Tax : \$115.00