

Send tax notice to:
Michael D. Flanders
Tammie L. Flanders
2359 lakeside Drive
Birmingham, AL 35244

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

NTC1100007

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) in hand paid to the undersigned **Warrene W. Herring, an unmarried woman, by and through her attorney-in-fact, dave A. Herring**, (hereinafter referred to as "Grantors"), by **Michael D. Flanders and Tammie L. Flanders** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Valdawood as recorded in Map Book 8, Page 6 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$168,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Warrene W. Herring is the surviving grantee of that certain Deed dated November 13, 1989 recorded in Real Book 267, Page 133, in the Probate Office of Shelby County ; the other grantee Dwight E. Herring, Jr. having died on or about the 23rd day of December, 2010.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and she will, and her heirs, executors, administrators shall warrant and defend

the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

20110125000025430 2/2 \$57.00
Shelby Cnty Judge of Probate, AL
01/25/2011 12:17:07 PM FILED/CERT

IN WITNESS WHEREOF, Grantors Warrene W. Herring have hereunto set their signatures and seals on January 21, 2011.

Warrene W Herring by and through
Warrene W. Herring, by and through
her attorney-in-fact, Dave A. Herring *her attorney-in-fact,*
D. A. Herring

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dave A. Herring, whose name as Attorney in fact for Warrene W. Herring, an unmarried woman, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as such Attorney in fact, and with full authority, for Warrene W. Herring on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2011.

[Signature]

Notary Public
Print Name:
Commission Expires:
