

THIS INSTRUMENT WAS PREPARED BY:

Robert K. Fleming
4645 Pyne Drive
Bessemer, AL. 35022

SEND TAX NOTICE TO:

Clayton L. Branum
1716 Lake Hardwood Drive
Hoover, AL. 35242



20111010000300580 1/1 \$37.00
Shelby Cnty Judge of Probate, AL
10/10/2011 02:35:53 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

Shelby County, AL 10/10/2011
State of Alabama
Deed Tax: \$25.00

That in consideration of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) to the undersigned FARMINGDALE ESTATES, LLC (hereinafter referred to as "Grantor") by CLAYTON L. BRANUM and AURORA M. MITCHELL (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is hereby acknowledged, Grantor does 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 42, according to the Map of Farmingdale Estates, Sector 3,
as recorded in Map Book 37, Page 77, in the Probate Office of
Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO 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 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.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, FARMINGDALE ESTATES, LLC, by ROBERT K. FLEMING its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of October, 2011.

By Robert K. Fleming
FARMINGDALE ESTATES, LLC =
ITS MANAGING MEMBER

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT K. FLEMING, whose name as MANAGING MEMBER of FARMINGDALE ESTATES, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, he, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2011.

Lynn J. Wingfield
NOTARY PUBLIC

My commission expires: 7-6-12