

This instrument was prepared by:

Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To:

William Joseph Flanagan, Sherry Susan Flanagan and John J. Vidal
51036 Highway 25
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20120105000005200 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
01/05/2012 08:33:38 AM FILED/CERT

That in consideration of Five Thousand dollars and Zero cents (\$5,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Joseph Flanagan and wife, Sherry Susan Flanagan (herein referred to as grantors) do grant, bargain, sell and convey unto William Joseph Flanagan, Sherry Susan Flanagan and John J. Vidal (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

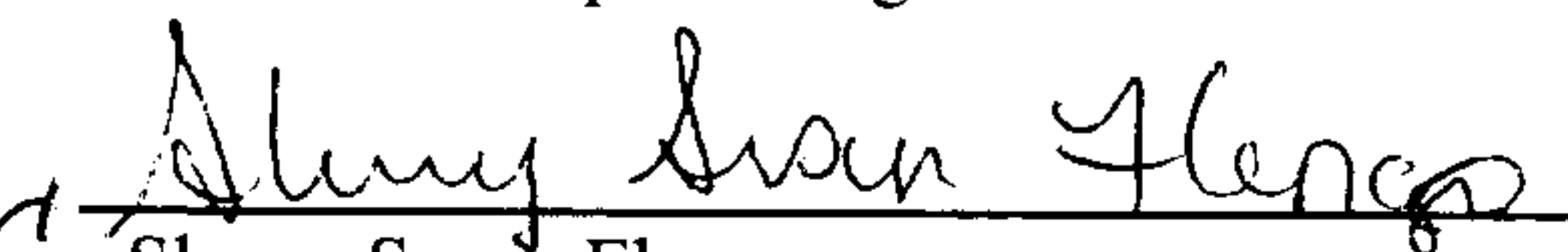
Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of November, 2011.

_____	(Seal)		_____	(Seal)
		William Joseph Flanagan		
_____	(Seal)		_____	(Seal)
		Sherry Susan Flanagan		
_____	(Seal)	_____	_____	(Seal)
				(Seal)

STATE OF ALABAMA

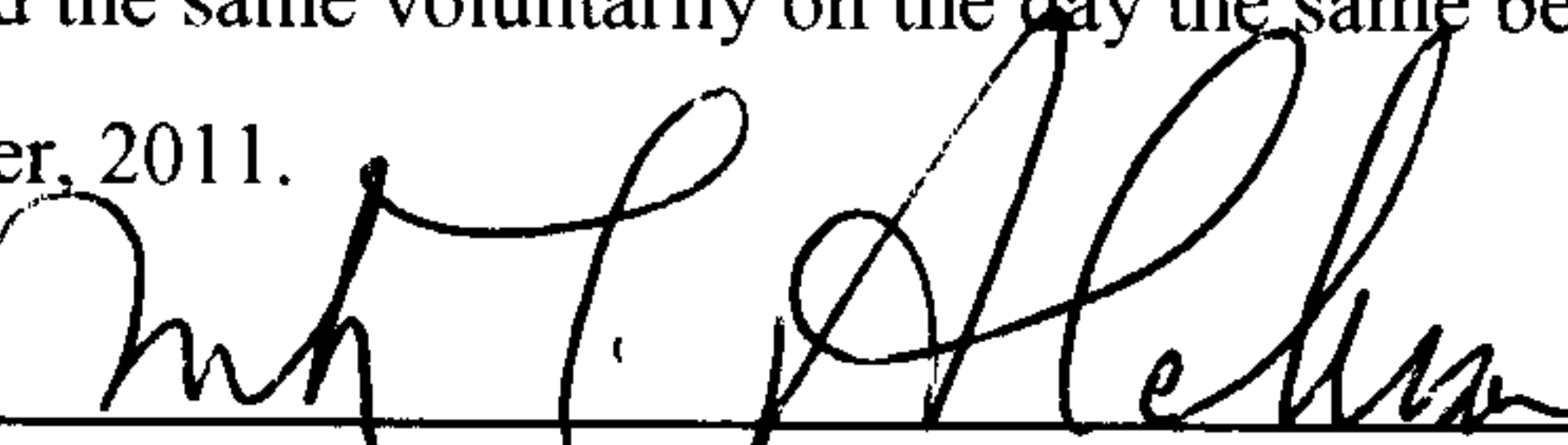
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Joseph Flanagan, Sherry Susan Flanagan whose names are 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 they executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 10-16-12



Notary Public

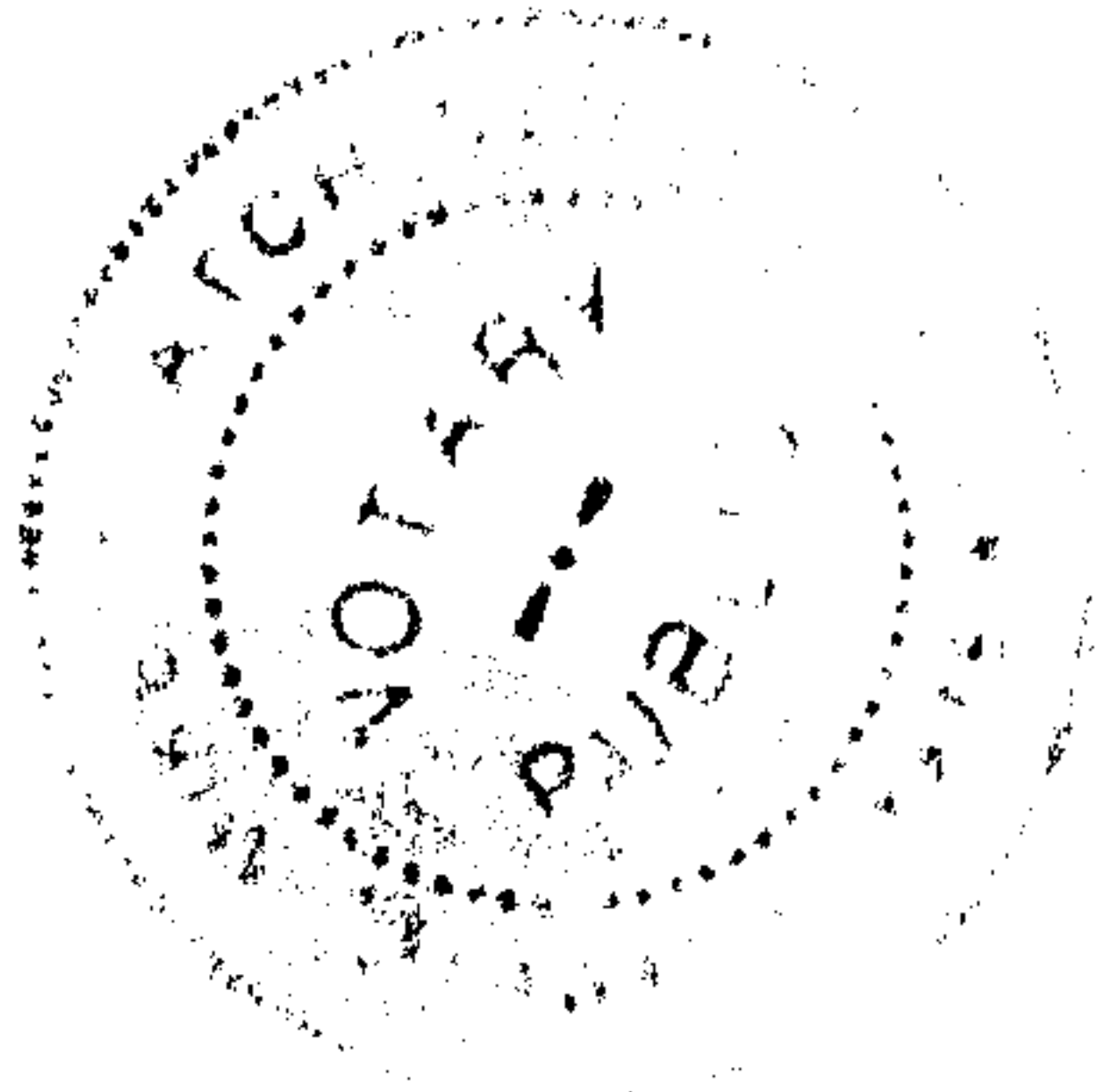


EXHIBIT A

Begin at the Northeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama; thence run southerly along the East line of said quarter-quarter a distance of 222.95 feet to a point; thence turn an angle of 70 degrees 22 minutes 26 seconds to the right and run southwesterly a distance of 1,181.64 feet to a point on the East right of way line of Highway No. 25; thence turn an angle of 95 degrees 14 minutes 30 seconds to the right and run northerly along the east line of said Highway 25, a distance of 105.88 feet to a point; thence turn an angle of 84 degrees 45 minutes 30 seconds to the right and run East-Northeasterly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 45 minutes 30 seconds to the left and run northerly a distance of 105.0 feet to a point; thence turn an angle of 84 degrees 45 minutes 30 seconds to the right and run East-Northeasterly a distance of 1,027.26 feet to the point of beginning. LESS AND EXCEPT all that part of property that constitutes the right of way for the Central of Georgia railroad right of way.
According to the survey of Joseph E. Conn, Jr., Alabama registered Number 9049, dated July 19, 1983.

Situated in Shelby County, Alabama.

20120105000005200 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 01/05/2012
State of Alabama
Deed Tax:\$5.00