

State of Alabama)  
County of Shelby)

**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Two hundred forty eight thousand and no/100 Dollars (\$248,000.00) being the contract price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **ANNA J. FLESHMAN, a single person(Grantor)** whose address is Birmingham, AL 35 does grant, bargain, sell and convey unto **CHRISTOPHER DENNIS EVANS and KAREN MELINDA EVANS (Grantees)** whose address is 5124 Stratford Road, Birmingham, AL 35242-3122, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 19, ACCORDING TO THE MAP OF MEADOW BROOK, 13<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 34 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.** aka 5124 Stratford Road, Birmingham, AL 35242-3122,

**Subject to:**

Ad Valorem Taxes due October 1, 2013.

Public utility easements and building setback lines as shown on recorded maps

Minerals of whatsoever kind, subsurface and surface substances in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto as recorded in Volume 40, Page 265 and Volume 32, Page 306.

Covenants, conditions and restrictions recorded in Real Volume 5, Page 399 and Real Volume 7, Page 825.

Right-of-way to Alabama Power Company recorded in Real Volume 12, Page 685.

Agreement with Alabama Power Company as recorded in Real Volume 7, Page 822.

**\$198,400.00 of the consideration was paid from the proceeds of a mortgage loan.**

**ANNA J. FLESHMAN is the surviving grantee of that certain deed recorded in Book 314. Page 835; OMER C. FLASHMAN, the other grantee, having passed away on or about October 3, 2005.**

**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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantor** do for herself, her heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantor** has caused this conveyance to be executed this the 30th day of August, 2013.

  
SEAL  
ANNA J. FLESHMAN

Shelby County, AL 09/04/2013  
State of Alabama  
Deed Tax: \$50.00

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **ANNA J. FLESHMAN** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 30<sup>th</sup> day of August, 2013.

  
Notary Public  
Commission Expires: 11/09/14

**This Instrument Prepared By:**

Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, AL 35209  
205 879 3400

**Send Tax Notice To:**

Christopher Dennis Evans  
Karen Melinda Evans  
5124 Stratford Road  
Birmingham, AL 35242