

Document prepared by: Law Offices of Jimmy R. Calvert, P.O. Box 800, Springville, AL 35146.

Tax Notice To: David Floyd Flowers & Lynnmarie Patterson Flowers:

156 Mulberry Lane, Shelby, AL 35143

Grantor's & Grantees' Addresses: 156 Mulberry Lane, Shelby, AL 35143.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and No/Cents (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, David Floyd Flowers, a married man, do bargain, sell and convey unto David Floyd Flowers and Lynnmarie Patterson Flowers, Husband and Wife (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL/LAND DESCRIPTION

This instrument prepared without benefit of title search, title binder, and plat map. Said property is not the Grantees' homestead.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I have set my hand and seal this 26 day of August, 2014.
David Floyd Flower
David Floyd Flowers

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David Floyd Flowers, Grantor, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of August, 2014.

NOTARY PUBLIC: [Signature] My Commission Expires: 1-14-18
Property Value: \$289,990.00.

Shelby County, AL 09/02/2014
State of Alabama
Deed Tax: \$145.00

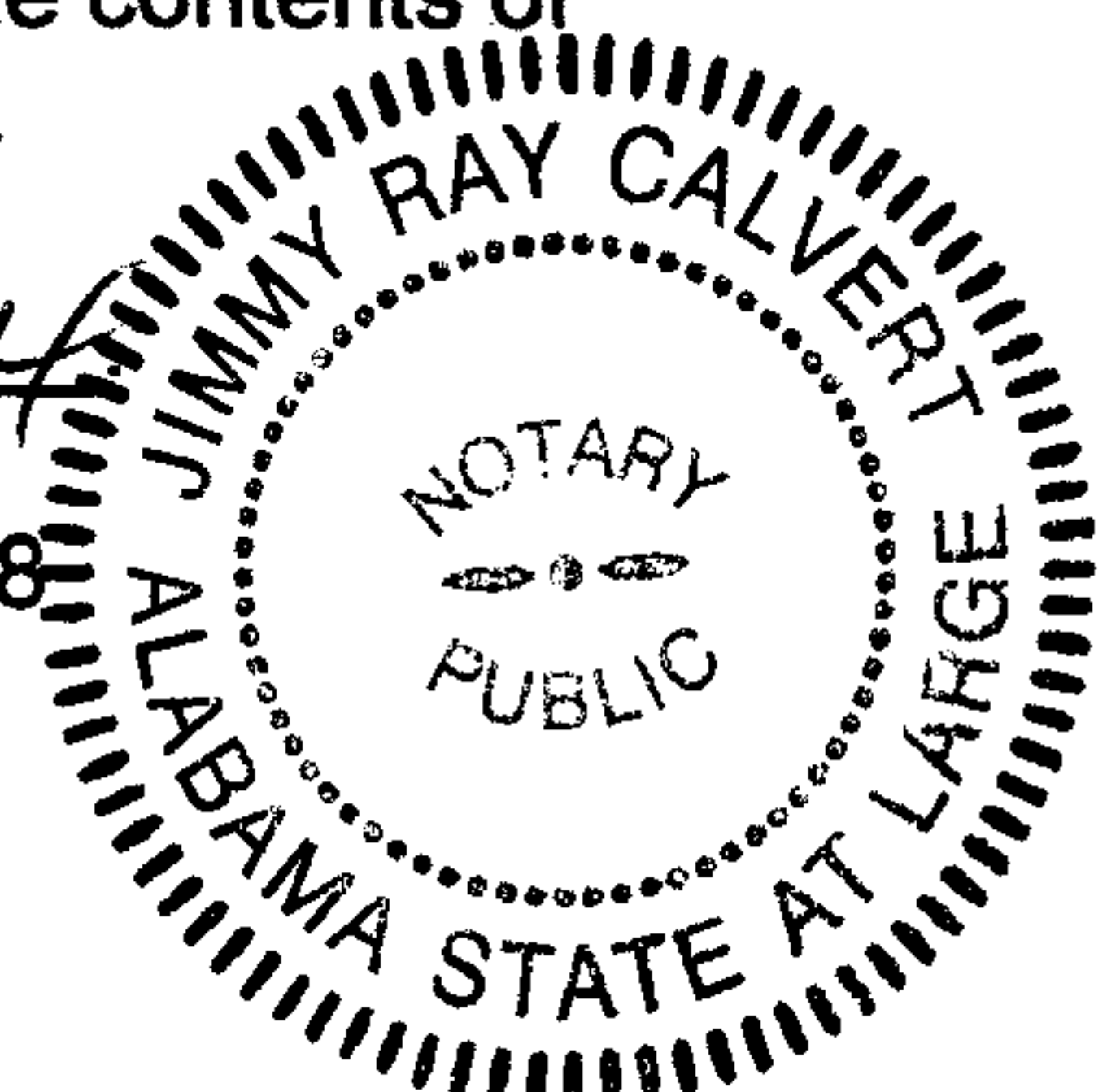


EXHIBIT A

LEGAL DESCRIPTION

Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88°00'40" East along the South line of said Section a distance of 1192.67 feet to a point; thence North 0°37'00" East a distance of 497.51 feet to a point; thence North 89°23'00" East a distance of 69.81 feet to the point of beginning and being on the North bank of Lay Lake; thence North 18°10'06" East a distance of 202.94 feet to a point; thence North 40°15'26" East a distance of 366.82 feet to a point on the Southerly right of way line of 60 foot wide County Road; thence South 44°42'54" East along said Southerly right of way line a distance of 60.00 feet to a point; thence South 32°07'59" West a distance of 378.52 feet to a point; thence South 18°10'06" West a distance of 195.96 feet to a point on the said North bank of said Lay Lake; thence North 53°28'01" West along said North bank a distance of 14.36 feet to a point; thence North 45°13'00" West continuing along said North bank a distance of 96.61 feet to the point of beginning.

Also know as Lot 2, according to the Survey of Mulberry Landing Estates, as recorded in Map Book 17, Page 109 in the Probate Office of Shelby County, Alabama.



20140902000273630 2/2 \$162.00
Shelby Cnty Judge of Probate, AL
09/02/2014 09:26:02 AM FILED/CERT