

This instrument was prepared by

(Name) Dale Corley

(Address) 2117 Magnolia Avenue

2770

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Nine Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Merrill Flynn and wife, Sara J. Flynn

(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglas Hulon and wife, Marie B. Hulon

(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:

Lot 8, in Block 3, according to the Survey of Indian Hills, 1st Addition, 2nd Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Restrictions appearing of record in Volume 247, Page 323.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 179, Page 380, and Volume 234, Page 657.
4. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Volume 238, Page 385, and Volume 239, Page 536.
5. Agreement as to water, as recorded in Deed Book 229, Page 109 and Deed Book 229, Page 112.
6. Easements and building line as shown on recorded map.

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Shelby Cnty Judge of Probate, AL
02/26/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 26 AM 9:11
Need July 5 1976
Corley 11/2/76
JUDGE OF PROBATE

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 of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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, we have hereunto set our hand(s) and seal(s), this 24th day of February, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

Robert Merrill Flynn (Seal)

Sara J. Flynn (Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Merrill Flynn and wife, Sara J. Flynn 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, A. D., 1976

William A. Halbrook
Notary Public.