

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

Mr. & Mrs. James O. Tolbert Jr.
5052 Little Turtle Dr.
Birmingham 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Seventy Two Thousand & 00/100-- (\$172,000.00) DOLLARS

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

Robert Patrick Flynn, married, by and through his Attorney-in-Fact, Jennifer H. Flynn and Jennifer H. Flynn, individually, as his wife

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

James O. Tolbert, Jr. and Merrie B. Tolbert

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 7, in Block 5, according to the Survey of Lincoln Park, as recorded in Map Book 3, page 145, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$163,400.00 of the consideration recited above was paid from a mortgage loan executed 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, we (I) have hereunto set our (my) hands and seals this 17th day of July, 2000.

Robert Patrick Flynn
Jennifer H. Flynn, his
Attorney-in-Fact
Robert Patrick Flynn, by Jennifer H. Flynn,
his Attorney-in-Fact

Jennifer H. Flynn
Jennifer H. Flynn

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer H. Flynn, as Attorney-in-Fact for Robert Patrick Flynn, married and individually* whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. *as his wife

Given under my hand and official seal this 17th day of July, 2000.

NOTARY PUBLIC

Inst # 2000-25049

07/26/2000-25049
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RMS 17.50