


TELL, INC.
5336 Stratton Trace Parkway
Suite #104
Hoover, Alabama 35244

44000000037

Send tax notice to:
John D. Rives
388 Highgate Hill
Indian Springs, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby


20060210000069290 1/2 \$329.00
Shelby Cnty Judge of Probate, AL
02/10/2006 01:27 08PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) in hand paid to the undersigned Gene E Flynn and Doris L Flynn, husband and wife (hereinafter referred to as Grantors") by John D. Rives and Renee' G. Rives (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Estate 1-A, according to the Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS AS RECORDED IN VOLUME 42, PAGE 246.

RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 124, PAGE 493 AND VOLUME 214, PAGE 631.

RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE & TELEGRAPH RECORDED IN VOLUME 271, PAGE 557.

RIGHT OF WAY TO SHELBY COUNTY RECORDED IN VOLUME 255, PAGE 645.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Gene E Flynn and Doris L Flynn, husband and wife hereunto set their signature(s) and seal(s) on February 6, 2006.

20060210000069290 2/2 \$329.00
Shelby Cnty Judge of Probate, AL
02/10/2006 01:27:08PM FILED/CERT

Gene E Flynn
Gene E Flynn

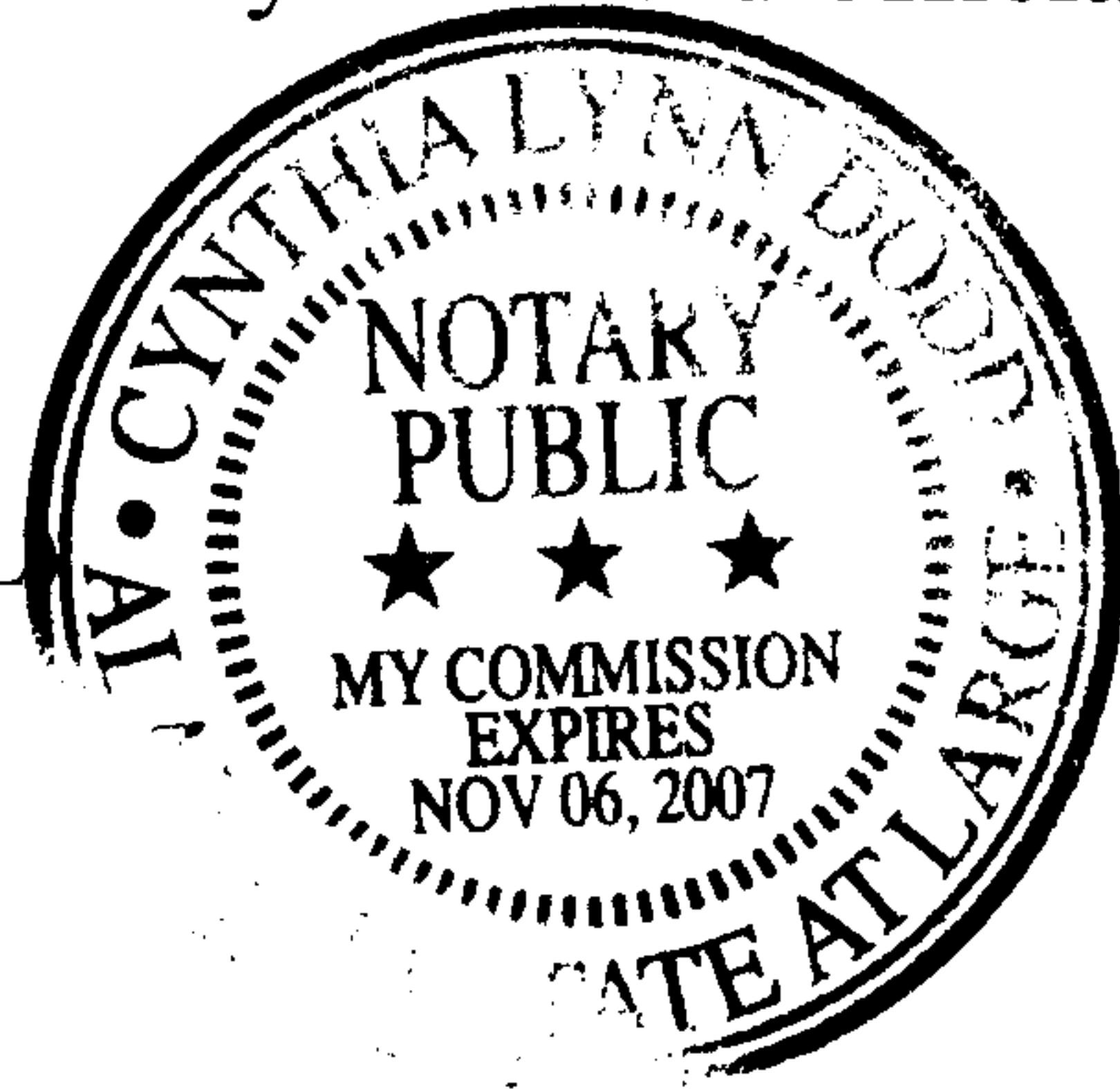
Doris L Flynn
Doris L Flynn

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gene E Flynn and Doris L Flynn, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the day of FEB 06 2006.

(NOTARIAL SEAL)



[Signature]

Notary Public
Print Name:
Commission Expires:

Shelby County, AL 02/10/2006
State of Alabama
Deed Tax: \$315.00