

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Chris J. Flynn

761 Shelby Forest Trail  
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby )

That in consideration of Ten Thousand and no/100-----(\$10,000.00)  
Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I/we, Chris J. Flynn and Helon B. Flynn, husband and wife


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

Chris J. Flynn and Helon B. Flynn

(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 315, according to the Survey of Shelby Forest, 3rd Sector, as recorded  
in Map Book 24, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

  
20090309000084630 1/1 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/09/2009 01:21:00PM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 20th  
day of February, 2009.

Shelby County, AL 03/09/2009  
State of Alabama

Deed Tax: \$10.00

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Helon B. Flynn

STATE OF ALABAMA )

JEFFERSON COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Chris J. Flynn and Helon B. Flynn,

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,  
acknowledged before me on this day, that, being informed of the contents of the conveyance  
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, A.D., 2009.

My Commission Expires: 4/21/12

  
\_\_\_\_\_  
William H. Halbrooks, Notary Public