

This instrument was prepared by

(Name) Richard A. Sidwell

(Address) 6 Office Park Circle, Suite 306, Birmingham, Alabama

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

3028

STATE OF ALABAMA

Shelby, COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Seven Hundred (\$7,700.00) DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, RICHARD H. FLYNN and wife BETTY J. FLYNN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
JOHN RICHARD KOENIG

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 8, Block 3, Oak Mountain Estates according to map as recorded in Map Book 5,
Page 57, in the Probate Office of Shelby County, Alabama.

Grantee assumes and agrees to pay that certain mortgage on the property in favor
of Jackson Co. as recorded in Volume 318, Page 64 and as assigned in Volume 269,
Page 498 in Probate Office of Shelby County Alabama.

Subject to any and all easements and restrictions of record.
Subject to Taxes due for the year 1974, which are a lien, but not due and
payable until October 1st 1974.

BOOK 284 PAGE 717

19740111000001790 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/11/1974 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K(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 have hereunto set our hands(s) and seal(s), this 11th
day of January, 1974.

(Seal)
(Seal)
(Seal)

Richard H. Flynn (Seal)
Betty J. Flynn (Seal)
(Seal)

STATE OF ALABAMA

Shelby, COUNTY

General Acknowledgment

Richard A. Sidwell, a Notary Public in and for said County, in said State,
hereby certify that Richard H. Flynn
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 29 day of December, A. D., 1973

Richard A. Sidwell
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, Richard A. Sidwell, a Notary Public in and for said County, in said State, hereby certify that Betty J. Flynn 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January A.D., 1974

Richard A. Sidwell
Notary Public



19740111000001790 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/11/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 17 PM 1:34
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Chief of Probate

BOOK 284 PAGE 718



brook manor realty, inc.

871-9331

richard a. sidwell
822-1714

suite 306a
6 office park circle
birmingham, ala. 35223

WARRANTY DEED

STATE OF ALABAMA,
County.

*800
145
9450*

Judge of Probate

This Form Furnished by



RECORD FEE \$
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA