

This instrument was prepared by 1117
(Name) Richard C. Shuleva, Attorney
(Address) P.O. Box 1401, Alabaster, AL 35007



This Form furnished by
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY } KNOW ALL MEN BY THESE PRESENTS,
COUNTY }

That in consideration of Twelve Thousand & No/100 (\$12,000.00) DOLLARS
(\$10,000.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith),
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Raymond W. Monroe & wife, Renee B. Monroe,

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

Daniel P. Flynn, Jr., an unmarried man, & Sheri A. Giles, an unmarried woman,
(herein referred to as GRANTEEES) 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:

The SE1/4 of SW1/4 of SW1/4 of Section 12, Township 19 South, Range 1 East, Shelby
County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights-of-way,
limitations, if any, of record. Subject further to 1987 ad valorem taxes which are
a lien but are not due and payable until December 31, 1987.

The legal description set out herein was furnished to preparer by the grantor herein
without the benefit of survey.

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TO HAVE AND TO HOLD to the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES,
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 GRANTEEES, 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
day of March 30, 1987.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Deed TAX 2.00 INSTRUMENT WAS FILED (Seal)
Rec 2.50
Jud 1.00 APR 14 AM 9:29 (Seal)
S.S.O.

JUDGE OF PROBATE
ILLINOIS
STATE OF ALABAMA
Cook COUNTY

RAYMOND W. MONROE
RENEE B. MONROE
MARCH 30, 1987
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Raymond W. Monroe & wife, Renee B. Monroe,
whose name is 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 30 day of

March 30, 1987
M. W. WYNNE, Notary Public
CO. 111