

This instrument was prepared by

(Name) Richard C. Shuleva, Attorney

(Address) P.O. Box 1401, Alabaster, AL 35007

This Form furnishes

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

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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 GRANTEES 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 GRANTEES) 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.

TO HAVE AND TO HOLD to the said GRANTEES 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 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 hand(s) and seal(s), this day of March 30, 1987

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
Deed Tax 2.00
Rec 2.50
Jud 1.00 1987 APR 14 AM 9:29 (Seal)
S.S.O

Judge of Probate (Seal)

ILLINOIS

STATE OF ALABAMA
Cook COUNTY

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 names 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, A.D. 1987

Form ALA-31

P.O. Box 70

Alabaster, AL 35007

Notary Public (Seal)