

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo AL 35115

Send Tax Notice to:

(Name) Daniel P. Flynn, Jr.

(Address) P.O. Box 360592

Birmingham, AL 35236

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Four Thousand and 00/100 (\$44,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Clyde Winslett and wife, Sarah Winslett

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

Daniel P. Flynn, Jr. and wife, Sheri G. Flynn

(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:

That part of Lot 10-A, as per L. E. Shaw Addition to the Town of Aldrich, Alabama, map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3 page 49, described as follows: Begin at the Southwest corner of said Lot and run East a distance of 262 feet; thence North a distance of 130 feet; thence West 280 feet to East right of way of the Brick Yard Road; thence South along the East right of way of said road a distance of 170 feet to the point of beginning; located in the SE 1/4 of NE 1/4 of Section 19, Township 22, Range 3, Shelby County, Alabama.

SUBJECT TO: Transmission Line Permit to Alabama Power Company as Shown by instrument recorded in Deed Book 184 page 436 and Deed Book 101 page 132 in Probate Office.

Mineral and mining rights are not insured.

Mortgage is given by Grantees to Grantors herein, on even date herewith, to secure loan in the sum of \$41,500.00.

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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 for 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 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 15th day of September, 19 87.

WITNESS

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 SEP 18 AM 10:31

(Seal)  
Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Clyde Winslett (Seal)  
Clyde Winslett

(Seal)  
Sarah Winslett (Seal)  
Sarah Winslett

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clyde Winslett and Sarah Winslett 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 15th day of September, A.D., 19 87

9/89

M A Spears

Deed TAX 2.50  
Rec 2.50  
Jud 1.00  
6.00