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 This instrument was prepared by  
 (Name) Dale Corely  
 (Address) 2100 Sixteenth Avenue South  
 Birmingham, Alabama 35205

Send Tax Notice To: Gene A. Flynn, Jr.  
 name  
 2593 Royal Court  
 address Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Eight Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Gary R. Archibald and wife, Mary L. Archibald  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Gene A. Flynn, Jr. and wife, Rebecca L. Flynn  
 (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in  
 Shelby County, Alabama to-wit:

Lot 48, according to the Survey of Royal Oaks, Third Sector,  
 Second Addition, as recorded in Map Book 8, Page 37, in the  
 Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions, if any, of record.

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 BOOK

\$78,400.00 of the purchase price recited above was paid from a mortgage  
 loan closed simultaneously herewith.

1. Deed Tax 20.00  
 2. Mtg. Tax         
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 23.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 30<sup>th</sup>  
 day of January, 1988

WITNESS:

Virginia B. Archibald (Seal)

Virginia B. Archibald (Seal)

STATE OF ALA. SHELBY  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

Gary R. Archibald (Seal)  
Mary L. Archibald (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Johnson COUNTY

88 FEB 10 AM 9: 11

General Acknowledgment

the undersigned Judge of Probate, a Notary Public in and for said County, in said State,  
 hereby certify that Gary R. Archibald and wife, Mary L. Archibald  
 whose name 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<sup>th</sup> day of January of 1988 A. D., 1988