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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 GRANTEES 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 GRANTEES) 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.

\$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 GRANTEES 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 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 30th
day of January, 19 88

WITNESS:

Virginia B. Buntline (Seal)
Virginia B. Buntline (Seal)

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

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
Jefferson COUNTY

88 FEB 10 AM 9:11

General Acknowledgment

the undersigned Thomas A. Snowden, Jr.
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 30th day of January, A. D., 19 88