

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Ronald G. Flynn
name
209 Newgate Circle
address
Alabaster, AL 35007

Inst # 1996-18455

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of ONE HUNDRED NINETY SIX THOUSAND SEVEN HUNDRED AND NO/100
DOLLARS (\$196,700.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ray J. Stivers and wife, Thelma M. Stivers

(herein referred to as grantors) do grant, bargain, sell and convey unto Ronald G. Flynn and wife, Mary Anne 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 12, Block 3, according to the survey of Norwick Forest, First Sector, as
recorded in Map Book 11 page 63 A & B in the Probate Office of Shelby County;
being situated in Shelby County, Alabama.

Minerals and mining rights excepted.
Subject to taxes for 1996.
Subject to restrictions, easements, and 35 foot building line, of record.

\$ 157,300.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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06/06/1996-18455
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 48.00

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 3rd
day of June, 19 96.

_____(Seal) _____(Seal)
Ray J. Stivers
_____(Seal) _____(Seal)
Thelma M. Stivers
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Ray J. Stivers and wife, Thelma M. Stivers
whose name(s) 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 3rd day of June A.D., 1996

Larry L. Halcomb Notary Public