

Send Tax Notice To:

Tim Flynn and wife, Pam Flynn
155 Winslett Road
Pelham, Alabama 35124

This instrument was prepared by:
Wm. Randall May
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

1997-00184

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Eighty Thousand Dollars and 00/100 (\$80,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that **G. Conrad Pitts as Personal Representative under the Estate of Howard M. Winslett, Sr., deceased, under Probate Court Case No. 35-134, and Sharon R. Pitts as conservator of the estate of Sara P. Winslett, a protected person, under Probate Court Case No. 35-063,** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Tim Flynn and wife, Pam Flynn,** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Any prior reservation or conveyance, tother with release of damages of minerals of very kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
2. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 112, Page 514 and Deed Book 101, Page 502.
4. Right of Way to Shelby County for public road as recorded in Deed Book 101, Page 250.
5. Less and except any part of subject property lying within the right of way of a public road.
6. All other existing restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: The entire above stated consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

-1- 01/03/1997-00184
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

NOTE: Sara C. Winslett, one of the grantees of deed in Deed Book 225, Page 432, Sara E. Winslett, one of the grantees of deed recorded in Deed Book 313, Page 477 are one and the same as Sara P. Winslett, a protected person under Case No. 35-063.

NOTE: Sara C. Winslett is the surviving grantee of deed recorded in Deed Book 225, Page 432, the other grantee, Howard M. Winslett, having died on or about the 29th day of April, 1996.

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 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.

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 13 day of December, 1996.

G. Conrad Pitts as personal representative for Howard M. Winslett

Grantor - G. Conrad Pitts as Personal Representative under the Estate of Howard M. Winslett, Sr., deceased under Probate Court Case No. 35-134

Sharon R. Pitts as conservator for Sara P. Winslett

Grantor - Sharon R. Pitts Conservator under the Estate of Sara P. Winslett, a protected person, under Probate Court Case No. 35-063

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that G. Conrad Pitts, whose name as Personal Representative of the Estate of Howard M. Winslett, Sr., deceased is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as such Personal Representative and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 13 day of December, 1996.

Kimberly M. Melton
Notary Public
My commission expires: 3-1-99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sharon R. Pitts, whose name as Conservator of the Estate of Sara P. Winslett, a protected person is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as such Conservator and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 13 day of December 1996.



Notary Public
My commission expires: 3-1-99

EXHIBIT A

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the North line of said quarter-quarter a distance of 359.70' to a point; Thence turn $49^{\circ} 46' 00''$ left and run Southwesterly 242.35' to a steel pipe corner and the point of beginning of the property being described; Thence continue along the last described course 292.13' to a crimped pipe corner on the Northerly margin of Winslett Road; Thence turn $84^{\circ} 35' 54''$ right and run West-Northwesterly along said margin of said road 154.74' to a steel pipe corner; Thence turn $103^{\circ} 56' 26''$ right and run Northeasterly 301.52' to a steel pipe corner; Thence turn $77^{\circ} 00' 24''$ right and run Southeasterly 109.62' to the point of beginning.

Inst # 1997-00184

01/03/1997-00184
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD4 MCD 17.03