

This instrument was prepared by:  
(Name) COURTNEY MASON & ASSOCIATES, PC  
(Address) 1904 INDIAN LAKE DRIVE  
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:  
(Name) G. David Lynch, III  
(Address) 3628 Tall Timber Drive  
Birmingham, Alabama 35242

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

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

That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100THS. (\$225,000.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,  
KURT L. HANSEN AND WIFE, REBECCA JO HANSEN

(herein referred to as grantors), do grant, bargain, sell and convey unto  
G. David Lynch, III and wife, Mary Ann Lynch  
(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 39, ACCORDING TO THE SURVEY OF SOUTHERN PINES, 6TH SECTOR, AS RECORDED IN MAP BOOK  
9, PAGE 107, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHTS OF WAY,  
IF ANY, OF RECORD.

\$ 168,750.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN  
CLOSED SIMULTANEOUSLY HERewith.

Inst # 1997-13575

05/02/1997-13575  
10:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 65.00

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 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 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 10<sup>th</sup>  
day of APRIL, 19 97.

WITNESS

\_\_\_\_\_  
(Seal) KURT L. HANSEN (Seal)  
\_\_\_\_\_  
(Seal) Rebecca Jo Hansen (Seal)  
\_\_\_\_\_  
(Seal) REBECCA JO HANSEN (Seal)

STATE OF ALABAMA }  
SHELBY County } **General Acknowledgment**

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby  
certify that KURT L. HANSEN AND WIFE, REBECCA JO HANSEN, 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 10<sup>th</sup> day of APRIL, A.D., 19 97.  
March 1, 2000 Lou Anderson  
My Commission Expires: \_\_\_\_\_ Notary Public

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