

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Gene E. Flynn

(Address) 388 Highgate Hill Rd
Pelham Ala 35124

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Inst # 1998-02958

Gene E. Flynn and wife, Doris L. Flynn

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gene E. Flynn and wife, Doris L. Flynn

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the herein described real estate situated in

Shelby

01/28/1998-02958
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
County, Alabama to-wit: 9.00

A parcel of land situated in the S.W. 1/4 of the S.E. 1/4 of Section 25, Township 19 South, Range 3 West, in Owens Industrial Park (MD. 8, PO. 181), Shelby County, Alabama and being more particularly described as follows:

Commence at the S.E. corner of lot 9 of Owens Industrial Park as recorded in map book 8, page 181 in the office of the Judge of Probate in Shelby County Alabama, said point being a point on the southwesterly right-of-way line of Shelby County Highway 276 (80' R.O.W.) and also the POINT OF BEGINNING; thence N 20deg-07'00" W along said right-of-way for a distance of 182.07'; thence S 85deg-57'59" W and leaving said right-of-way for a distance of 100.12'; thence S 88deg-34'40" W for a distance of 36.64'; thence N 77deg-14'59" W for a distance of 22.74'; thence N 57deg-50'43" W for a distance of 20.46'; thence N 25deg-08'00" W for a distance of 24.05'; thence N 08deg-34'41" E for a distance of 39.89' to a point on the southerly right-of-way of Owens Parkway (60' R.O.W.) and also a point on a curve to the right having a central angle of 3deg-04'03" and a radius of 828.58', said curve subtended by a chord bearing S 79deg-53'27" W and a chord distance of 44.35'; thence along the arc of said curve and along said right-of-way for a distance of 44.36'; thence S 83deg-30'30" W and leaving said right-of-way for a distance of 124.03'; thence S 01deg-12'20" E for a distance of 127.88'; thence S 90deg-00'00" E for a distance of 353.65' to the POINT OF BEGINNING. Said parcel contains 1.33 acres, more or less.

Being part of Lots 8 and 9, Owens Industrial Park recorded in Map Book 8, Page 181 in Probate Office of Shelby County, Alabama.

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 28 day of January 1998.

WITNESS:

(Seal)
(Seal)
(Seal)

Gene E. Flynn (Seal)
Doris L. Flynn (Seal)

STATE OF ALABAMA
Shelby

COUNTY

the undersigned authority

I, a Notary Public in and for said County, in said State,

hereby certify that Gene E. Flynn and Doris L. Flynn

whose names 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 28 day of January 1998 A.D., 1998

Notary Public