

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RANDY L. FLYNN
917 RIVERCHASE PKWY W
BIRMINGHAM, AL 35244

Inst # 1998-14889

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED ELEVEN THOUSAND NINE HUNDRED and 00/100 (\$211,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DOUGLAS M. LANTRIP and GAIL E. LANTRIP, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RANDY L. FLYNN, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF THE SECOND ADDITION, PHASE II, RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 161, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997 WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 536 AND AMENDED IN MISC. BOOK 17, PAGE 550 AND INSTRUMENT #1993-28294.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 127, PAGE 140.
4. CERTIFICATE OF COMPLIANCE AS RECORDED IN MISC. BOOK 34, PAGE 549.
5. A 45 FOOT BUILDING LINE FROM PARKWAY WEST; 40 FOOT EASEMENT ALONG REAR; 10 FOOT EASEMENT ALONG SOUTHWESTERLY LOT LINE, AS SHOWN ON RECORDED MAP.

\$190,710.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized

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SHELBY COUNTY JUDGE OF PROBATE
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127, PAGE 140.

4. CERTIFICATE OF COMPLIANCE AS RECORDED IN MISC. BOOK 34, PAGE 549.
5. A 45 FOOT BUILDING LINE FROM PARKWAY WEST; 40 FOOT EASEMENT ALONG REAR; 10 FOOT EASEMENT ALONG SOUTHWESTERLY LOT LINE, AS SHOWN ON RECORDED MAP.

\$190,710.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DOUGLAS M. LANTRIP and GAIL E. LANTRIP, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of April, 1998.

Douglas M. Lantrip
DOUGLAS M. LANTRIP

Gail E. Lantrip
GAIL E. LANTRIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DOUGLAS M. LANTRIP, GAIL E. LANTRIP whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20 day of April, 1998.

[Signature]
Notary Public

My commission expires: 7/16/98

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