

6574

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

BRIAN R. FLYNN
1260 AMBERLEY WOODS DRIVE
ALABASTER, AL 35007

Inst # 2001-51481

11/28/2001-51481
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 21.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THREE THOUSAND NINE HUNDRED and 00/100 (\$143,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JEFFREY G. HAWK and LAURA E. HAWK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN R. FLYNN and ELIZABETH B. FLYNN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 47, ACCORDING TO THE AMENDED MAP OF AMBERLEY WOODS, 6TH SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2001 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 20 FOOT BUILDING SETBACK LINE FROM AMBERLEY WOODS DRIVE.
3. EASEMENT TO COLONIAL PIPELINE RECORDED IN DEED BOOK 223, PAGE 437, AND DEED BOOK 267, PAGE 834.
4. RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1997-1460 AND INSTRUMENT NO. 1998-34329


\$136,705.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

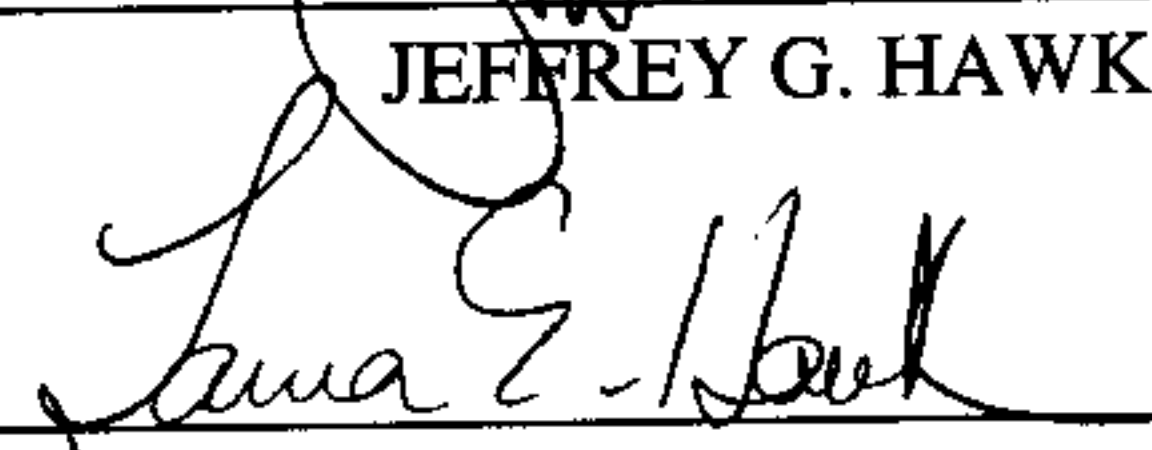
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, 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, JEFFREY G. HAWK and LAURA E. HAWK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of November, 2001.



JEFFREY G. HAWK


LAURA E. HAWK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFFREY G. HAWK and LAURA E. HAWK, HUSBAND AND WIFE, 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 8th day of November, 2001.



Notary Public

My commission expires: 9.29.02

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