

After recording please return to:

William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

FRS File No.: 602747

Customer File No.: RAI-1112

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Nine Thousand, Five Hundred and no/100--(\$209,500.00) DOLLARS and other valuable considerations to

the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, James E. Herrington and Lindsay A. Herrington, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Chris J. Flynn

of

(herein referred to as GRANTEE), his heirs and assigns,

\$ 205,704.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 315, according to the Survey of Shelby Forest, 3rd Sector, as recorded in Map Book 24, page 48, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 761 Shelby Forest Trail, Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, _____ heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, _____ heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 25th day of November, 2008

James E. Herrington (Seal)
James E. Herrington

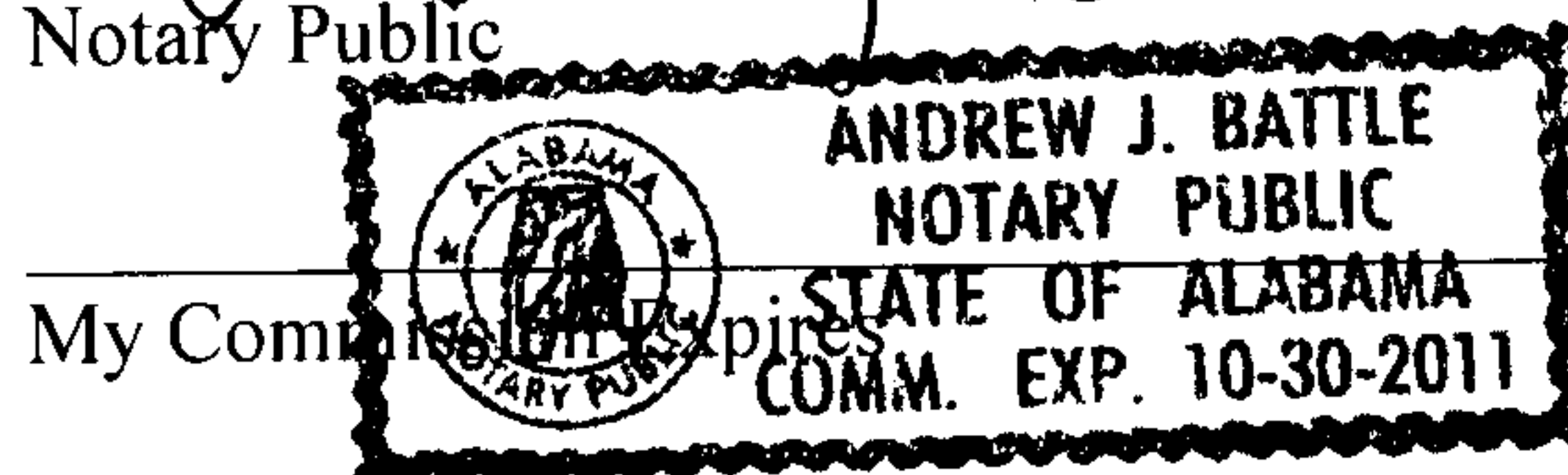
Lindsay A. Herrington (Seal)
Lindsay A. Herrington

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. Herrington and Lindsay A. Herrington (fill in marital status) whose name 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25th day of November, 2008.

Andrew J. Battle (Seal)
Notary Public

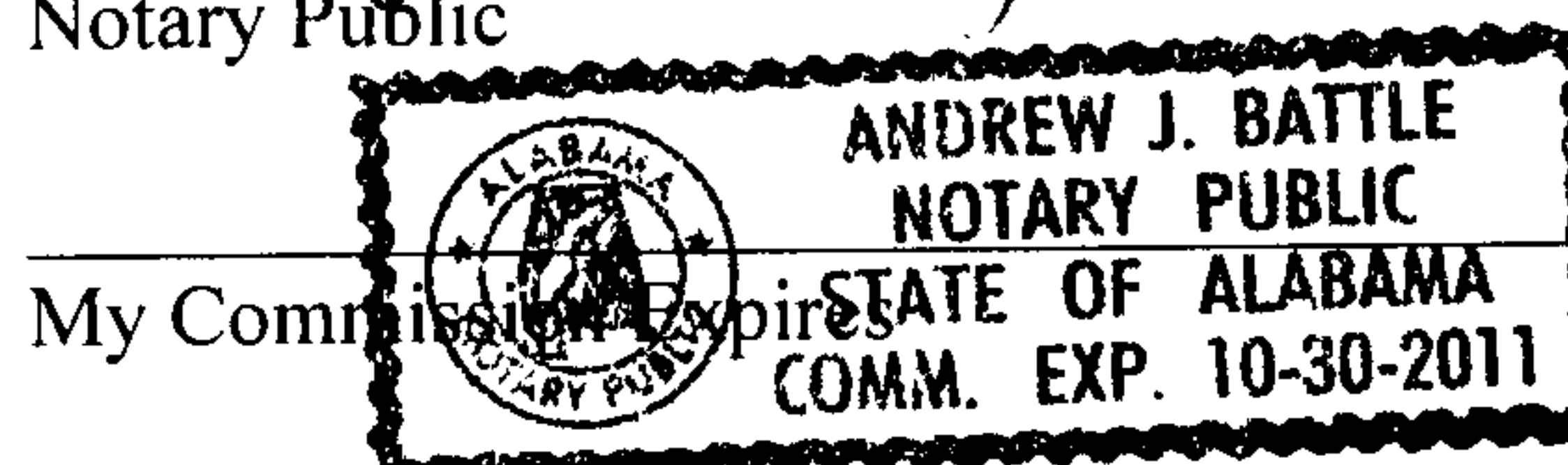


THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lindsay A. Herrington and James E. Herrington (fill in marital status) whose name 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25th day of November, 2008.


Andrew J. Battle (Seal)
Notary Public



Shelby County, AL 03/09/2009
State of Alabama

Deed Tax: \$4.00

This document prepared by: Joy Frisch, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344


20090309000084610 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/09/2009 01:20:58PM FILED/CERT