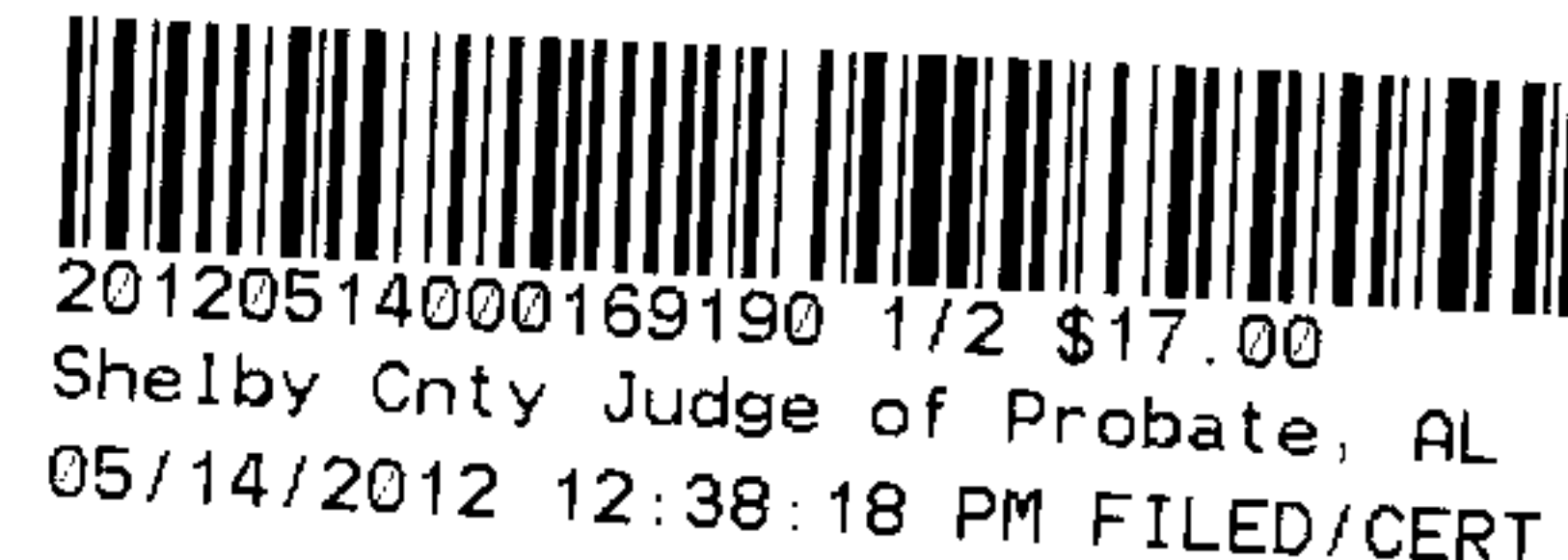


This instrument prepared by  
David A. Bedgood  
Bedgood Law Firm, LLC  
160 Yeager Parkway Suite 105  
Pelham, Alabama 35124  
[david@bedgoodlaw.com](mailto:david@bedgoodlaw.com)  
File # DAB12-503

Send Tax notice to:  
Joseph S. Flynn  
Laura A. Flynn  
131 Pebble Lane  
Alabaster, AL 35007

THE STATE OF ALABAMA       )  
COUNTY OF SHELBY        )



### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One hundred twenty-two thousand one hundred and No/100 DOLLARS (\$122,100.00)**, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **Jennifer R. Porter nka Jennifer R. Ford and Joshua S. Ford**, a married couple, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Joseph S. Flynn and Laura A. Flynn**, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

Lot 59, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, page 163, in the Office of the Judge of Probate of Shelby County, Alabama

Source of Title:       Instrument number 2002/06308

Jennifer R. Ford is one and the same person as Jennifer R. Porter.

All of the purchase price paid herein is paid with mortgage filed simultaneously herewith.

Subject to:

1. Any mineral or mineral rights leased, granted or retained by grantor or prior owners.
2. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.
3. Easement, restrictions and setback lines as shown on plat recorded in Map Book 19, page 163.
4. Right-of-way and easement to the City of Alabaster as recorded in Book 333, page 358.
5. Easement/right of way to Southern Natural Gas as recorded in Book 90 page 333, Book 90 page 445, and Book 212 page 313.
6. Easement to Plantation Pipe Line as recorded in Book 112, page 364.
7. Easement recorded in instrument number 1992/17596.
8. Easements to South Central Bell recorded in Book 337 page 241 and Book 39 page 365.

9. Easement to Alabama Water and Gas recorded in Book 278 page 391.
10. Right of Way to Shelby County, Alabama as recorded in Book 280 page 340.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

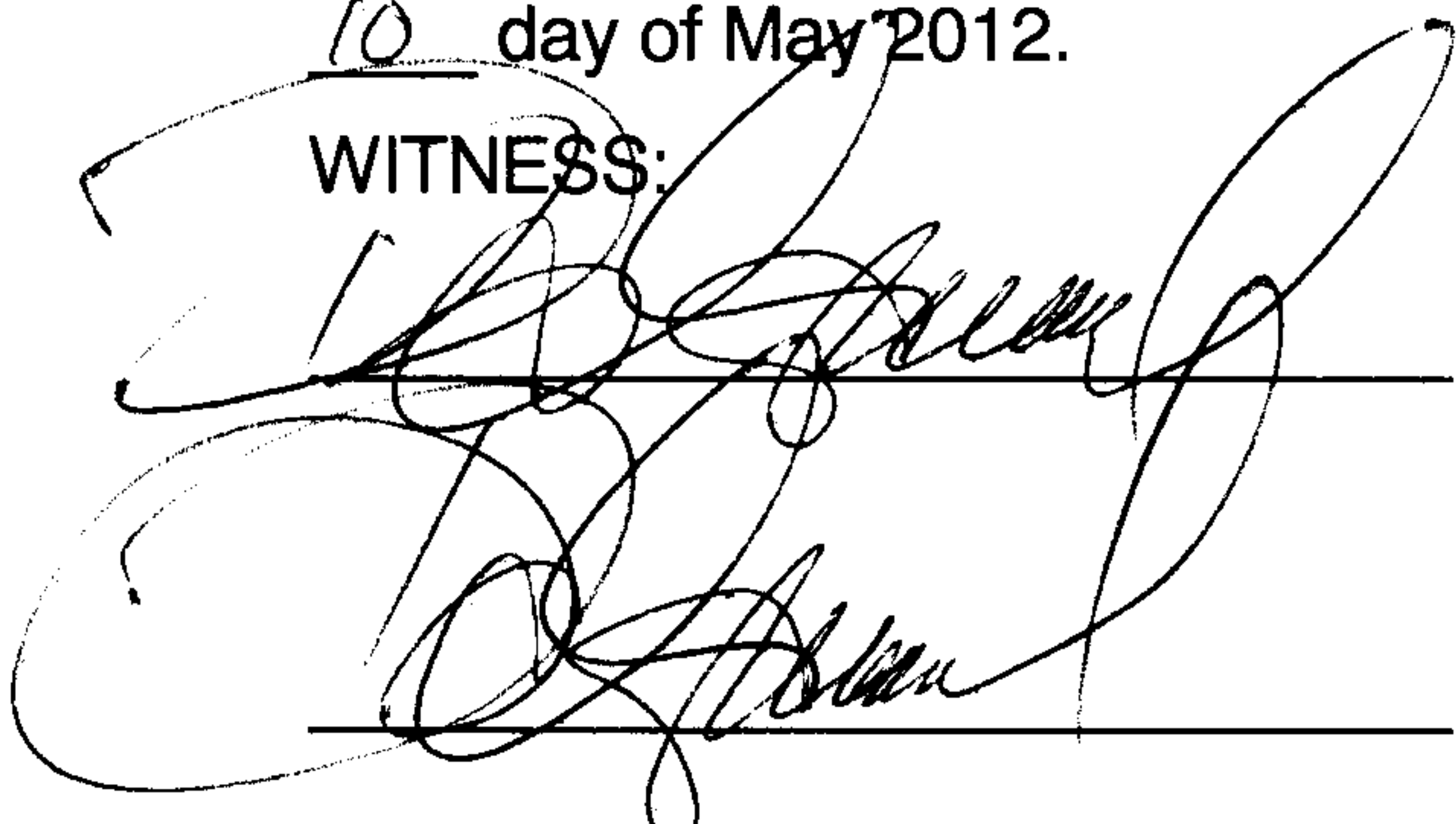
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this the

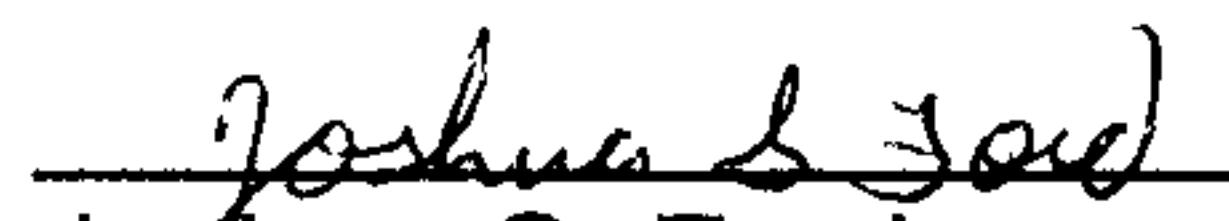
10 day of May 2012.

WITNESS:



THE STATE OF ALABAMA     )  
COUNTY OF SHELBY         )

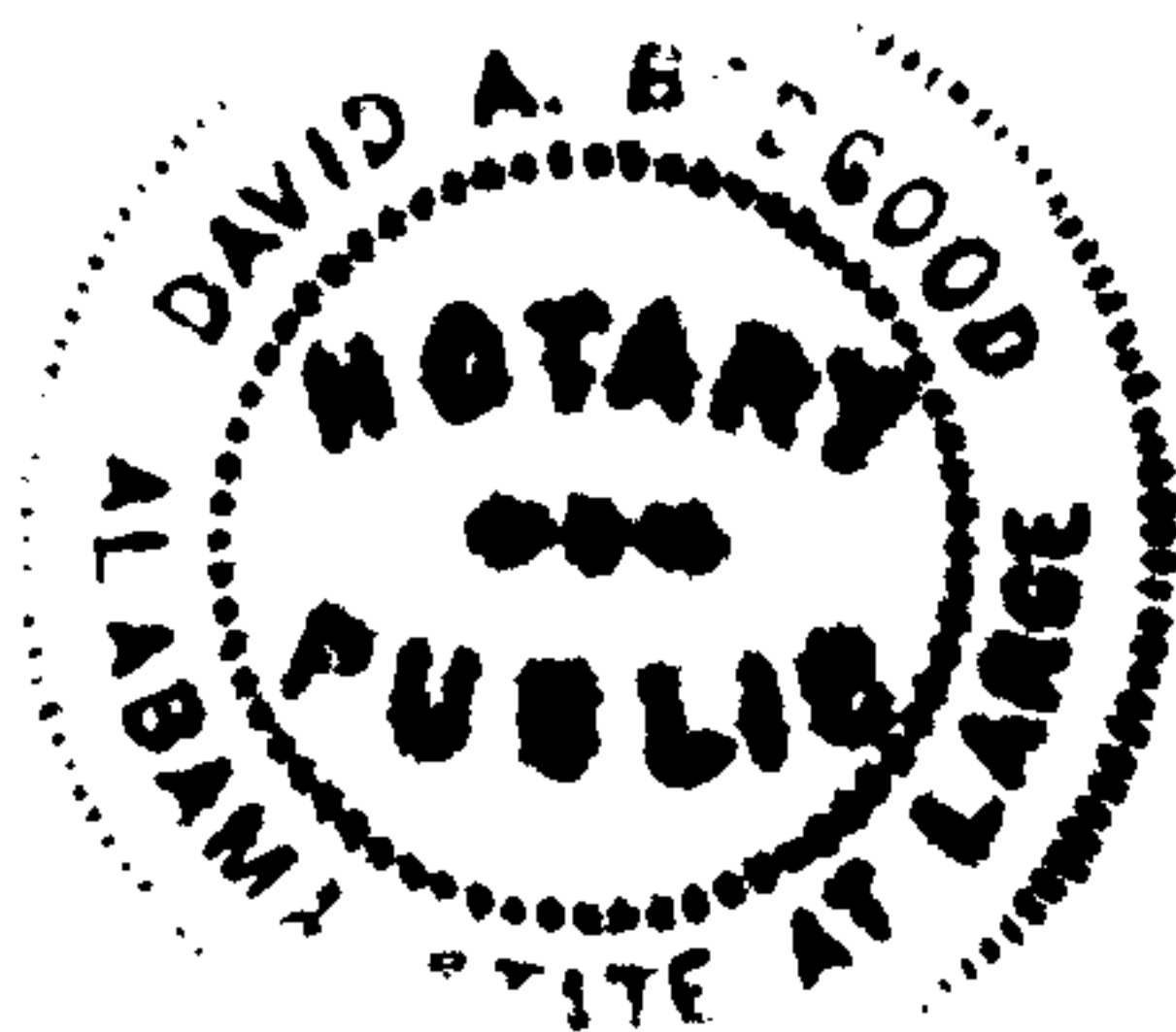
 (L.S.)  
Jennifer R. Porter nka  
Jennifer R. Ford

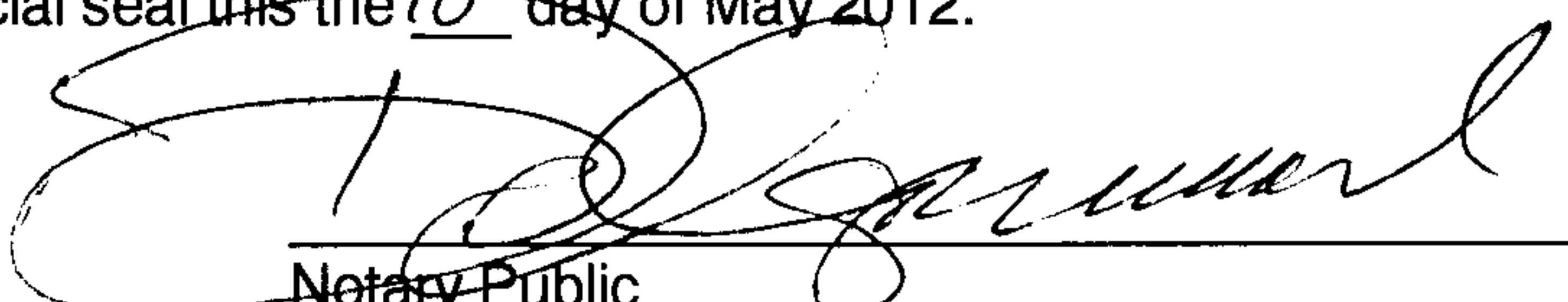
 (L.S.)  
Joshua S. Ford


I, the undersigned authority, a Notary Public in and for said State and County, Jennifer R. Porter nka Jennifer R. Ford and Joshua S. Ford, whose names are signed to the foregoing 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 the 10 day of May 2012.

SEAL



  
Notary Public  
My Commission Expires 8-16-15

  
20120514000169190 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
05/14/2012 12:38:18 PM FILED/CERT