


Send Tax Notice To:

Gene E. Flynn
PO Box 362164
Birmingham, Alabama
35236

This instrument was prepared by:
Kenneth Joe Wilson, Jr., Esq.
Ward & Wilson, L.L.C.
2100 Southbridge Parkway, Suite 580
Birmingham, Alabama 35209
(205) 871-5404


20130220000071700 1/3 \$530.00
Shelby Cnty Judge of Probate, AL
02/20/2013 11:38:33 AM FILED/CERT

GENERAL WARRANTY DEED

[TITLE NOT EXAMINED OR REVIEWED BY PREPARED-
NO OPINION EXPRESSED BY PREPARER]

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

We, **GENE E. FLYNN and DORIS L. FLYNN** (herein collectively referred to as Grantors) do grant, bargain, sell and convey unto **GENE E. FLYNN, DORIS L. FLYNN, RONALD G. FLYNN and RANDY L. FLYNN**, (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 8 and 9, according to the Survey of Owens Industrial Park, as recorded in Map Book 8, Page 181, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.


Subject to taxes, easements and restrictions of record.

TO HAVE AND TO HOLD unto the said Grantee(s), 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 Grantee(s) 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 Grantee(s) herein shall take as tenants in common.

Shelby County, AL 02/20/2013
State of Alabama
Deed Tax:\$512.00

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 19 day of February, 2013.

 (L.S.)
GENE E. FLYNN


 (L.S.)
DORIS L. FLYNN


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, 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 19 day of February 2013.

[NOTARY SEAL]


Notary Public
My Commission Expires: 4/25/15


20130220000071700 2/3 \$530.00
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20130220000071700 3/3 \$530.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Gene E. Flynn and Doris L. Flynn	Grantee's Name	Ronald G. Flynn *
Mailing Address	PO Box 362164 Birmingham, AL 35236	Mailing Address	209 Newgate Circle Alabaster, Alabama 35007
Property Address	2012 Old Montgomery Highway Birmingham, Alabama 35244	Date of Sale	2/19/13
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 1,023,910 **

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessment
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/19/13

Print Gene E. Flynn and Doris L. Flynn

☐ Unattested

(verified by)

Sign

Gene E. Flynn Doris L. Flynn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

* Additional Grantee:
Randy L. Flynn
1167 Country Club Circle
Hoover, Alabama 35244

** Grantors are only conveying 1/2 interest.
Recording tax based on \$511,955.00