

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

**Documentary Evidence:
Closing Statement**

SEND TAX NOTICE TO:

Ronald G. Flynn and Randy L. Flynn
2012 Old Montgomery Hwy
Birmingham, AL 35244

**STATUTORY
WARRANTY DEED**

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

That in consideration of Ten and No/100 Dollars (\$10.00), which is the total purchase price, in hand paid to the undersigned, Doris L. Flynn, a single woman (hereinafter referred to as "GRANTOR"), by Ronald G. Flynn and Randy L. Flynn (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES, as tenants in common, and not as joint tenants with right of survivorship, the following described real estate, located and situated at 2012 Old Montgomery Highway, Birmingham, AL 35244 in Shelby County, Alabama, to wit:

**Lot 8A, according to a Resurvey of Lots 8 and 9 Owens Industrial Park, as recorded in
Map Book 24, page 87, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2017 and subsequent years and not yet due and payable;
3. Any and all encumbrances, liens, easements, conditions, restrictions, etc. of record, and not of record;
4. Restrictions appearing of record in Real 75, Page 920, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
5. Right of Way granted to Alabama Power Company by instrument recorded in Real 157, Page 549 in the Probate Office of Shelby County, Alabama; and
6. Mineral and mining rights and rights incident thereto recorded in Real 123, page 803 and Real 123, page 797, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs, successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

Doris L. Flynn, Ronald G. Flynn and Randy L. Flynn are the surviving grantees of that certain deed recorded in Instrument 201302200000071700; the other grantee, Gene E. Flynn died on June 22, 2015.

This property is not the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereto executed this conveyance on this 20th day of March, 2017.

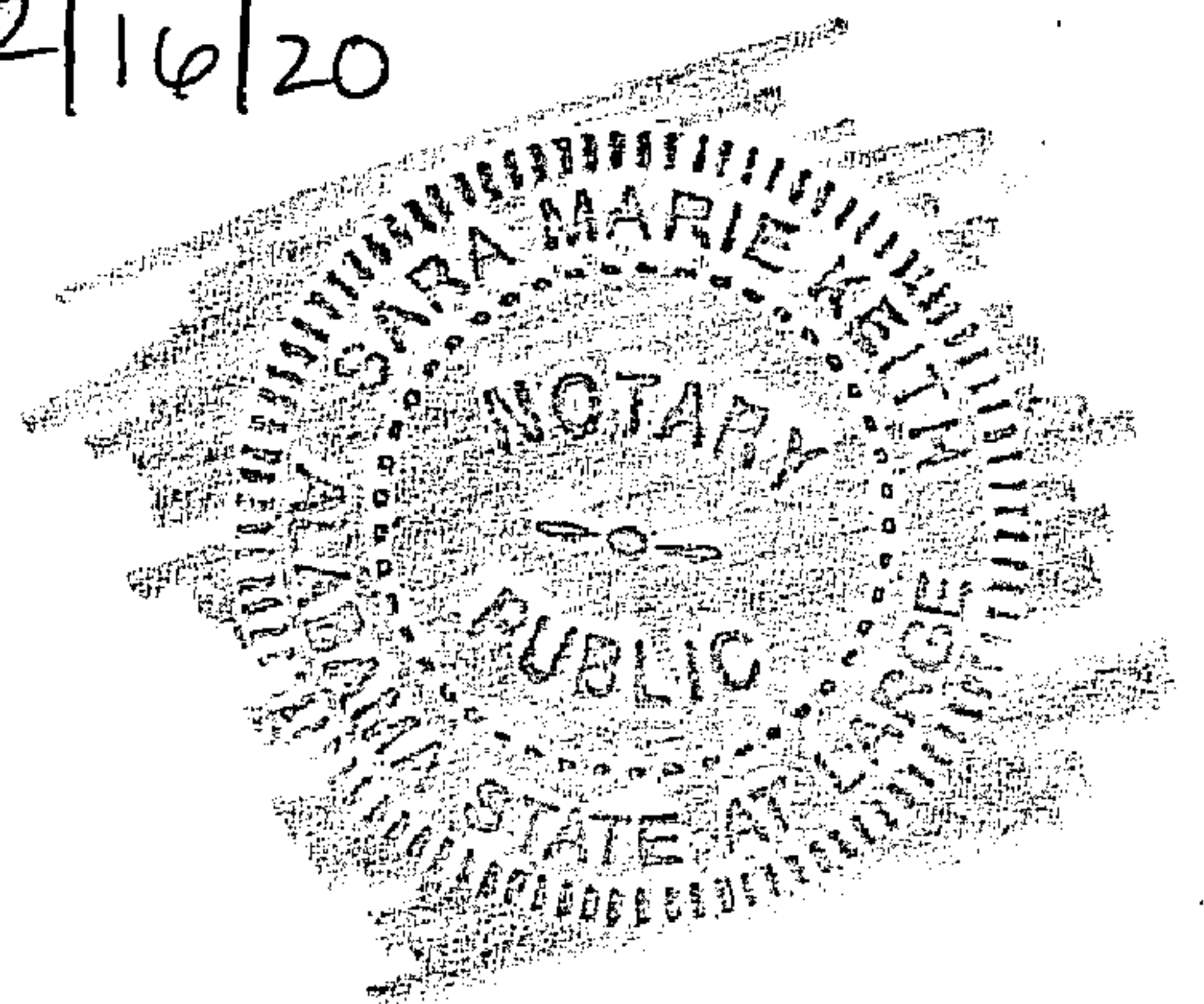
Doris L. Flynn (SEAL)
Doris L. Flynn

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Doris L. Flynn whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2017.

Saramarie Keith
NOTARY PUBLIC
My commission expires: 2/16/20



Grantor's Name:

Doris L. Flynn

Mailing Address:

2605 Arbor Way

Hoover, AL 35244

Property Address:

2012 Old Montgomery Highway
Birmingham, AL 35244

Grantee's Name:

Ronald G. Flynn and Randy L. Flynn

Mailing Address:

2012 Old Montgomery Hwy

Birmingham, AL 35244

20170420000134440 04/20/2017 11:11:21 AM DEEDS 3/3

Date of Sale: March 20th, 2017

Total Purchase Price: \$10.00

or

Current Assessor's MV: \$ 1,642,980.00

Documentary Evidence provided:

☒ Closing Statement

☐ Bill of Sale

☐ Sales Contract

☐ Other: _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2017 11:11:21 AM
\$1064.00 CHERRY
20170420000134440

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official record information.

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Najjar Denaburg, P.C.

Date: 3/20/2017

Sign: _____

By: Richard W. Theibert
Its: Attorney at Law
(Closing Agent)