

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Darren G. Flynn
1001 Colonial Drive
Alabaster, AL 35007

20171113000408520
11/13/2017 10:27:14 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$169,500.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, William R. Rigdon and Lindsey M. Rigdon a married couple (the "Grantor", whether one or more), whose mailing address is 1426 Whirlaway Ct. Helena AL 35080, do hereby grant, bargain, sell, and convey unto Darren G. Flynn (the "Grantee", whether one or more), whose mailing address is 1001 Colonial Drive, Alabaster, AL 35007, the following-described real estate situated in Shelby County, Alabama, the address of which is 1001 Colonial Drive, Alabaster, AL 35007; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

Note: \$164,415.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, William R. Rigdon and Lindsey M. Rigdon a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 9th day of November, 2017.

William R. Rigdon
Lindsey M. Rigdon

State of Alabama
Shelby County
T Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that William R. Rigdon and Lindsey M. Rigdon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 9th day of November, 2017.

Notary Public
Commission Expires: 12-29-2019

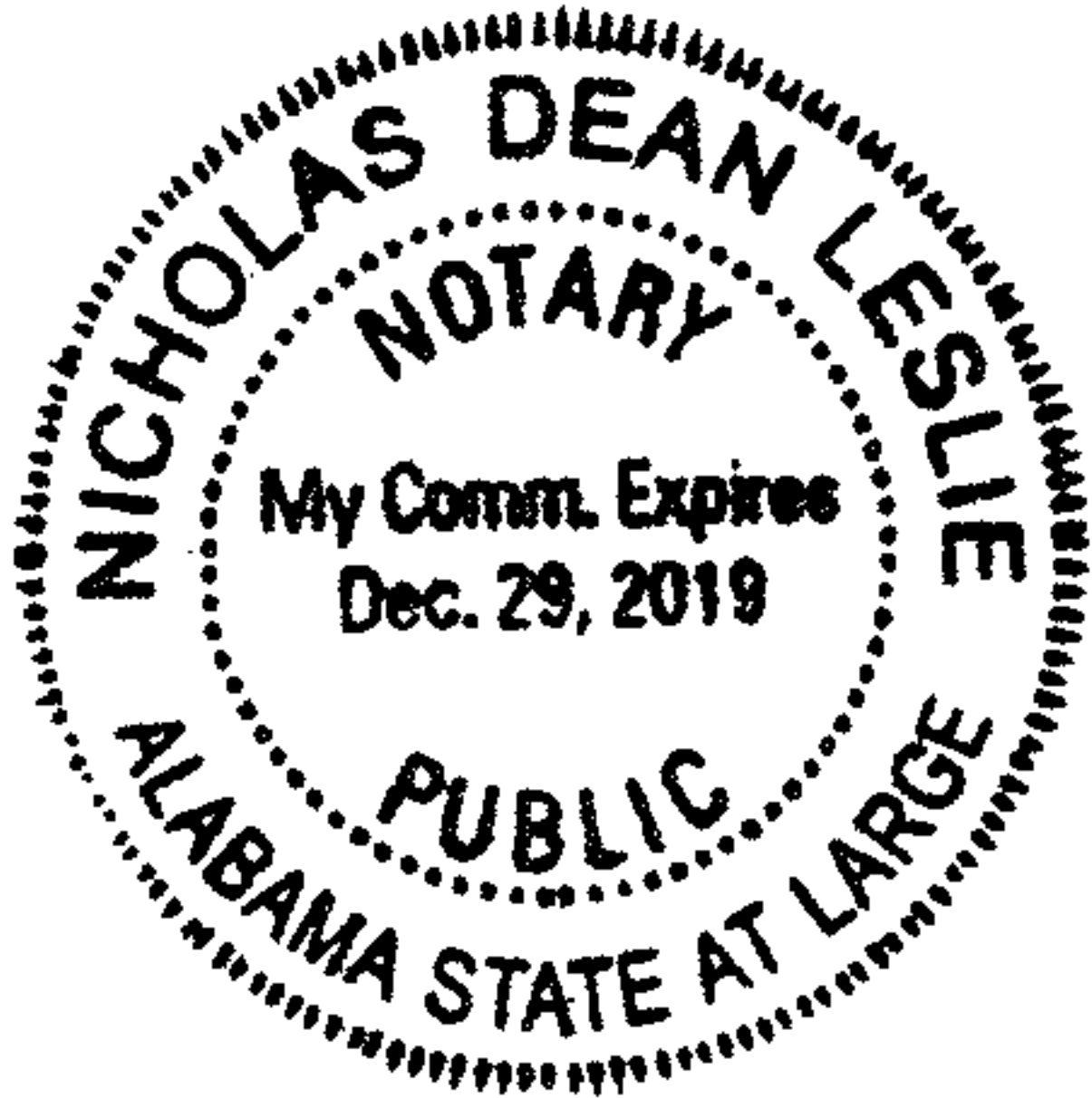


EXHIBIT "A"
Legal Description

Lot 86, of the Ninth Sector of Navajo Hills, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 10, Page 84.

20171113000408520 11/13/2017 10:27:14 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/13/2017 10:27:14 AM
\$23.50 CHERRY
20171113000408520

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.