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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) M.T. Kuester(Address) 5498 Dover Cliff Cr.  
Birmingham, AL 35242-3104

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

M.T. Kuester and wife, Dorothy S. Kuester

(herein referred to as grantors) do grant, bargain, sell and convey unto

M.T. Kuester and Dorothy S. Kuester

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 56, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Page 6, A &amp; B in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Inst # 1995-04538

02/21/1995-04538  
11:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

Subject to current taxes, easements, restrictions, building lines, mineral and mining rights, agreements and rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees 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 grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21stday of February, 19 95.

WITNESS:

(Seal)

M. T. Kuester

(Seal)

M.T. Kuester

(Seal)

Dorothy S. Kuester

(Seal)

Dorothy S. Kuester

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that M.T. Kuester and Dorothy S. Kuester 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 21stday of FebruaryA. D., 19 95Martha S. Wilder

Notary Public.