

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia Hills, Alabama 35243

Shelby County, AL 12/15/2010  
State of Alabama  
Deed Tax: \$42.00

SEND TAX NOTICE TO:  
Richard P. ~~Cline~~ Kline  
133 Katy Lane Trail  
St. Charles, MO 63303

## WARRANTY DEED

### Joint Tenants With Right of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **TWO HUNDRED TEN THOUSAND and 00/100 Dollars (\$210,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged, I,

**Wendy W. Nunnally, an unmarried person**

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

**Richard P. Kline and Betsy G. Kline**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Description of a Tract of land situated in the NE ¼ of Section 7, and the NW ¼ of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Commence at the NE corner of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama and run South 00 degrees 35 minutes 16 seconds West along the East line of said Section 7 for 1019.73 feet to a point of intersection with the Northwestern right of way line of Shelby County road No. 226, and point of beginning; thence North 53 degrees 06 minutes 53 seconds East for 230.00 feet; thence left 90 degrees 00 minutes and run North 36 degrees 53 minutes 06 seconds West for 300.04 feet; thence North 00 degrees 35 minutes 16 seconds East for 98.00 feet; thence North 89 degrees 24 minutes 44 seconds West for 380.00 feet; thence South 00 degrees 35 minutes 16 seconds West for 470.77 feet; thence South 87 degrees 09 minutes 09 seconds East for 366.03 feet; thence North 50 degrees 08 minutes 56 seconds East for 18.74 feet to the point of beginning. Containing 5.00 acres more or less.

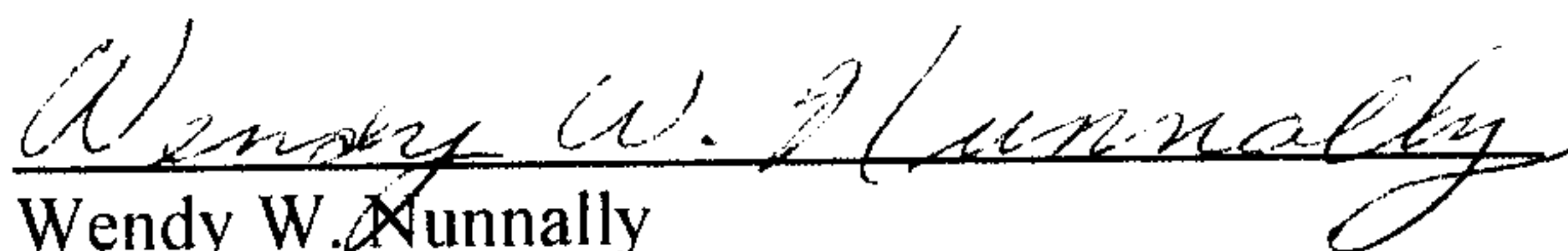
Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.

\$168,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

**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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

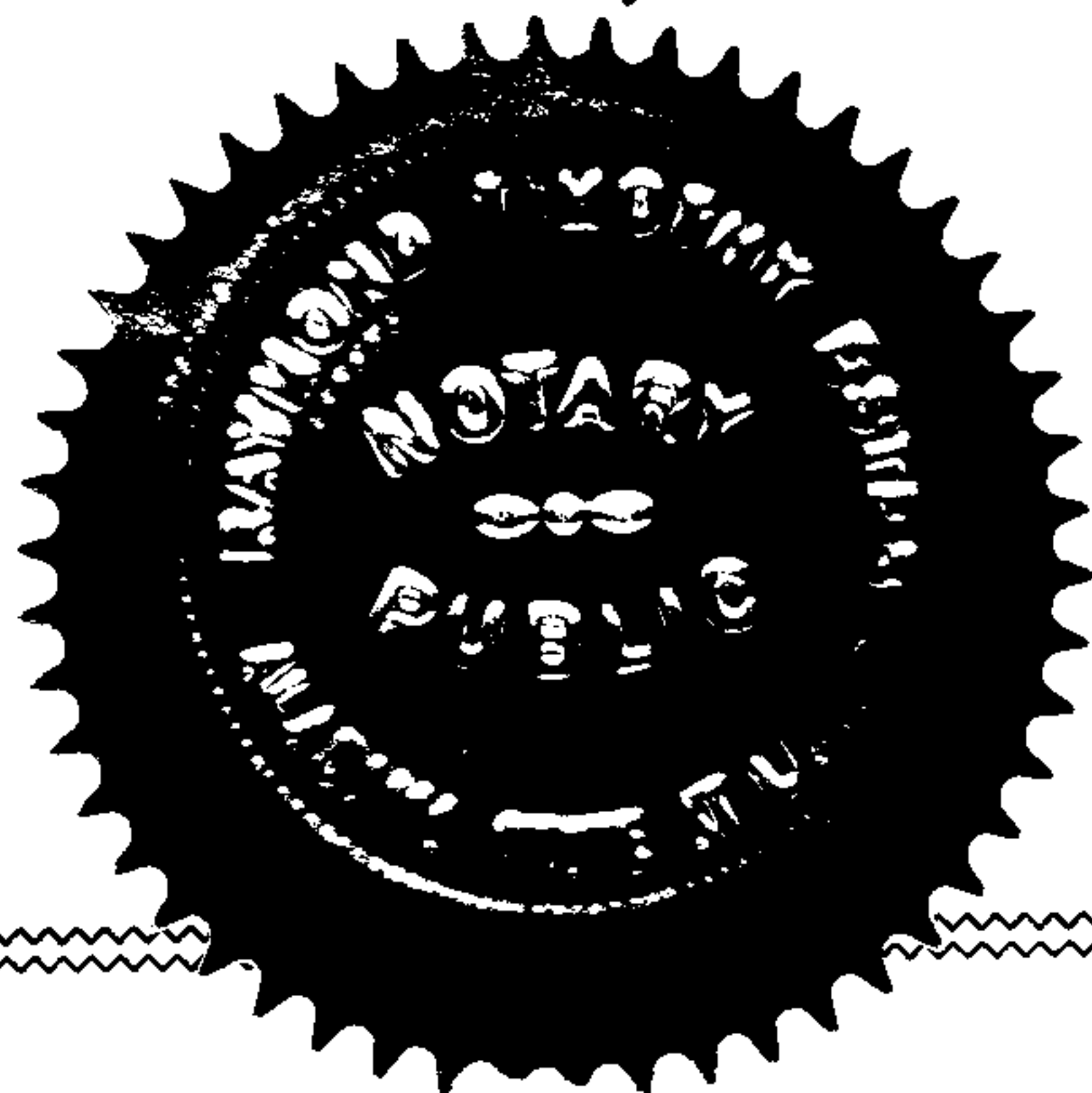
IN WITNESS WHEREOF, I have set my hand and seal, this the 17<sup>th</sup> day of November, 2010.

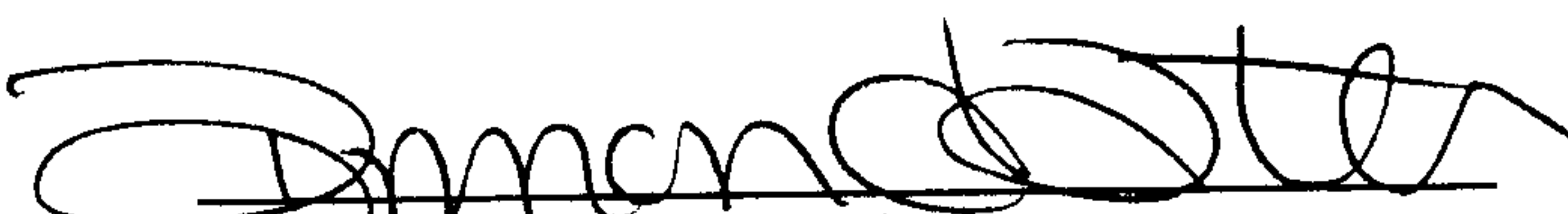
  
Wendy W. Nunnally


STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

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

Given under my hand and official seal this 17<sup>th</sup> day of November, 2010.



  
Notary Public - R. Timothy Estes  
My Commission Expires: 07/11/11

  
20101215000421020 1/1 \$54.00  
Shelby Cnty Judge of Probate, AL  
12/15/2010 09:19:14 AM FILED/CERT

10-0214