

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Robert Kiinstler
77 Kiinstler Drive
Maylene, Alabama 35114

\$ 500.00

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and love and affection**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Veomi Hand Kunstler, a widower**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey an undivided one-half of my interest each in the following described real estate to my sons, **Robert Kiinstler, a married man**, and **Terry Kunstler, a married man**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Nineteen and one-half (19 1/2) acres of land which is comprised in the South twenty and one-half (20 1/2) acres of the NE1/4 of the SW1/4 of Section 8, Township 21, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, less one acre (1) in the Southwest corner of the above plot, which one acre was retained by Beatrice Kunstler.

Less and except the parcels previously conveyed to my son, Terry Stephen Kunstler, and to my son, Robert Kiinstler.

The Grantee herein, Robert Kiinstler is one and the same as Robert Kunstler.

The Grantor and the Grantees are the sole heirs at law of Robert H. Kunstler, who died on July 26, 1989. The Grantor herein, Veomi Hand Kunstler and the said Robert H. Kunstler, deceased, purchased the real property made the subject of this deed from Beatrice Kunstler on or about June 3, 1968 as recorded in Book 256, Page 337 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein were furnished to preparer by the grantor herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1994-22709

07/19/1994-22709
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1994-22709

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of July, 1994.

Veomi Hand Kunstler
Veomi Hand Kunstler

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Veomi Hand Kunstler** 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 10th day of July, 1994.

August 5, 1996
My Commission Expires

Janney Roper Boone
Notary Public

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