20030605000350570 Pg 1/1 89.00
Shelby Cnty Judge of Probate,AL
06/05/2003 13:24:00 FILED/CERTIFIED

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Michael Edward Galvin and Lynn Ann Galvin
1677 Wingfield Drive
Birmingham, AL 35242

STATE OF ALABAMA)
: **JOINT SURVIVORSHIP DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Eighty-Eight Thousand and 00/100 ($388,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **T. Dale Neuendorf and Mary C. Neuendorf, as Trustees of the Neuendorf Living Dated February 20, 2002** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael Edward Galvin and Lynn Ann Galvin,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 846, according to the Survey of Brook Highland, 8th Sector, 2nd Phase, an Eddleman Community, as recorded in Map Book 16, Page 96 in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

$310,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Mary T. Neuendorf is one and the same person as Mary C. Neuendorf.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **2nd** day of **June, 2003.**

T. Dale Neuendorf, Trustee of
the Neuendorf Living Trust,
Dated February 20, 2003

MARY C. Neuendorf, Trustee of
the Neuendorf Living Trust,
Dated February 20, 2003

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that T. DALE NEUENDORF and MARY C. NEUENDORF, whose names as Trustees of THE NEUENDORF LIVING DATED FEBRUARY 20, 2002, 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, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of June, 2003.

NOTARY PUBLIC
My Commission Expires: 6-5-2003

CLAYTON T. SWEENEY, ATTORNEY AT LAW