

Send tax notice to:
DENISE M. COON AND RICHARD W. COON
4816 KEITH DRIVE
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Six Thousand Nine Hundred and No/100 (186,900.00) and other valuable considerations to the undersigned GRANTOR (S), **Michael H. McClain and Julie E. McClain, husband and wife** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Denise M. Coon and Richard W. Coon**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$177,550.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 28th day of May, 2004.

Michael H. McClain by Julie E. McClain AIF
MICHAEL H. MCCLAIN
BY:
JULIE E. MCCLAIN, ATTORNEY-IN-FACT
Julie E. McClain
JULIE E. MCCLAIN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael H. McClain by Julie E. McClain, Attorney-in-Fact and Julie E. McClain, individually is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity of Attorney-in-Fact for Michael H. McClain and with full authority and individually executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2004

Christopher P. Moseley
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

LOT 2, BLOCK 14, SURVEY BROKEN BOW SOUTH RECORDED IN MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PARCEL OF LAND CONTAINING 618.62 SQUARE FEET LOCATED IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 14, OF BROKEN BOW, SOUTH AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN EASTERLY ALONG THE SOUTHERN LINE OF LOT 2, BLOCK 14 A DISTANCE OF 120.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE RIGHT 87 DEG. 47 MINUTES, 47 SECONDS SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF LOT 2 A DISTANCE OF 5.14 FEET; THENCE RIGHT 92 DEGREES 12 MINUTES, 14 SECONDS PARALLEL TO THE SOUTH LINE OF LOT 2 A DISTANCE OF 120.11 FEET; THENCE RIGHT 87 DEGREES 48 MINUTES 03 SECONDS A DISTANCE OF 5.13 FEET NORTH ALONG THE PROLONGATION OF THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING.