20050513000230900 1/2 \$536.00 Shelby Cnty Judge of Probate, AL 05/13/2005 09:46:47AM FILED/CERT

Send tax notice to:
Michael N. McQueen and Paula S. McQueen
1000 Briarcliff Trace
Birmingham, Alabama 35242

WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF <u>ALABAMA</u> SHELBY COUNTY

2005.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Twenty Two Thousand and No/100 (\$522,000.00) and other valuable considerations to the undersigned GRANTOR (S), Daniel M. Kline and Katherine Kline, 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 Michael N. McQueen and Paula S. McQueen, 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:

LOT 2401, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 24TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 28, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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 6th day of May,

DANIEL M. KLINE

KATHERINE KLINE
BY:

DANIEL M. KLINE, HER ATTORNEY-

IN-FACT

Shelby County, AL 05/13/2005 State of Alabama

Deed Tax: \$522.00

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Daniel M. Kline 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2005.

MY COMMISSION EXPIRES:

STATE OF ALABAMA

COUNTY OF JEFFERSON

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

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STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Katherine Kline, by Daniel M. Kline, her Attorney-in-Fact, 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, he, in his capacity of Attorney-in-Fact for Katherine Kline and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 200<u>5</u>.

OTARY PUBL

MY COMMISSION EXPIRES:

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

CHRISTUPHED INCOMELET MY COMMISSION EXPIRES 10/27/05