20050627000315740 1/1 \$317.00 Shelby Cnty Judge of Probate, AL 06/27/2005 08:46:56AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THREE HUNDRED FIVE THOUSAND NINE HUNDRED DOLLARS & 00/100----(\$305,900.00) to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we MICHAEL N. MCQUEEN AND PAULA S. MCQUEEN, HUSBAND AND WIFE, referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto BARBARA M. WYROSDICK, referred to as Grantee(s), his/her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 11, ACCORDING TO THE SURVEY OF THE MAGNOLIAS AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 13, PAGE 102 A & B, IN THE PROBTAE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: Easements, restrictive covenants, right of ways as shown by the public records and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 20TH day of June, 2005.

MICHAEL N. MCQUEEN

PAULA S. MCQUEEN

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that MICHAEL N. MCQUEEN AND PAULA S. MCQUEEN whose names 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 and with full authority on the day the same bears date.

GIVEN under my hand and seal this 20TH day of June, 2005.

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

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

SEND TAX NOTICE TO:
BARBARA M. WYROSDICK
4525 MAGNOLIA DRIVE
BIRMINGHAM, AL. 35242

Shelby County, AL 06/27/2005

State of Alabama

Deed Tax:\$306.00