

Send tax notice to:

TIMOTHY J. BELUE
5498 DOVER CLIFF CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011389

Shelby County, AL 12/06/2011
State of Alabama
Deed Tax: \$99.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand and 00/100 Dollars (\$199,000.00) in hand paid to the undersigned, M.T. KUESTER and DOROTHY S. KUESTER, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by TIMOTHY J. BELUE and PATRICIA B. BELUE, HUSBAND AND WIFE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 56, ACCORDING TO THE SURVEY OF MEADOW BROOK, 11TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. BUILDING LINE(S) SHOWN BY RECORDED MAP
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 57, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 32, PAGE 306, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 48, PAGE 880 AND MISC. VOLUME 57, PAGE 708 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 57, PAGE 711 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 1, PAGE 344, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 14th day of October, 2011.

M.T. Kuester
M.T. KUESTER

Dorothy S. Kuester
DOROTHY S. KUESTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that M.T. KUESTER and DOROTHY S. KUESTER, whose name is signed to the
foregoing instrument, and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of October, 2011.

Charles D. Stewart, Jr.
Notary Public

Print Name:

Commission Expires:

4-13-12

