

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED FORTY THREE DOLLARS AND 00/100----- (\$243,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, JAMES P. HUNTER AND RITA J. HUNTER, INDIVIDUALLY AND AS HUSBAND AND WIFE, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto DWAYNE BUSH AND PENNY BUSH, herein 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 SHELBY County, State of Alabama, to wit:

LOT 27, ACCORDING TO THE SURVEY OF INVERNESS GREEN, AS RECORDED IN MAP BOOK 21, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$247,500.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2001, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said 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.

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 7th day of February, 2001.

WITNESS:

James P. Hunter & Rita J. Hunter
JAMES P. HUNTER BY HIS ATTORNEY IN
FACT
Rita J. Hunter
RITA J. HUNTER

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that RITA J. HUNTER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JAMES P. HUNTER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she individually and in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 7th day of February, 2001.

My Commission Exp:

MY COMMISSION EXPIRES OCTOBER 27, 2001

Christy Moseley
Notary Public

THIS INSTRUMENT PREPARED BY:
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL. 35243

SEND TAX NOTICE TO:
James P. Hunter
7000 Inverness Green
Birmingham, Alabama 35242

Inst # 2001-05234

02/14/2001-05234
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MMB 12.00