

This Instrument was prepared by:
Law Office of P.K. Smartt
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205.871-9905

Please send tax notice to: Jennifer & James Buzbee
104 Carriage Drive
Maylene, AL 35114

WARRANTY DEED



20040902000491720 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/02/2004 10:58:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred twenty eight thousand five hundred and no/100 dollars, (\$128,500.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Byran B. Korth and Sheia L. Korth, husband and wife

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

Jennifer Lee Buzbee and James V. Buzbee

(herein referred to as grantee) 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, Alabama, to wit:

Lot 3, according to the Survey of Carriage Hills, Phase I, as recorded in Map Book 13, page 31, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$128,500.00 of the consideration herein was derived from a mortgage with First Federal Bank, FSB closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27th day of August, 2004.

Byran B. Korth by his attorney in fact Holli Hargrove
Byran B. Korth by his Attorney-in-fact Holli Hargrove

Sheia L. Korth by her attorney in fact Holli Hargrove
Sheia L. Korth by her attorney-in-fact Holli Hargrove

STATE OF ALABAMA)
JEFFERSON COUNTY) **Power of Attorney Acknowledgment**

I, Philander K. Smartt III, a Notary Public in and for said County, in said State, hereby certify that Holli Hargrove whose name as Attorney in Fact for Byran B. Korth and Sheia L. Korth whose name(s) is signed to the foregoing instrument and who is known to me acknowledged before me this date that, being informed the contents of said Mortgage, he/she in his/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 official seal this the 27th day of August, 2004.

[Signature]
Notary Public

My Commission Expires: 2/1/07