

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
**B. CHRISTOPHER BATTLES**  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Brandon Howard Wiggins and Anna R. Wiggins  
1093 Chateau Drive  
Helena, Alabama 35080

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thirty four thousand four hundred and no/100 (\$134,400.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Shelley M. Bush, an unmarried woman and Michael S. Bush, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brandon Howard Wiggins and Anna R. Wiggins** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 45, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7, in the Probate Office of Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

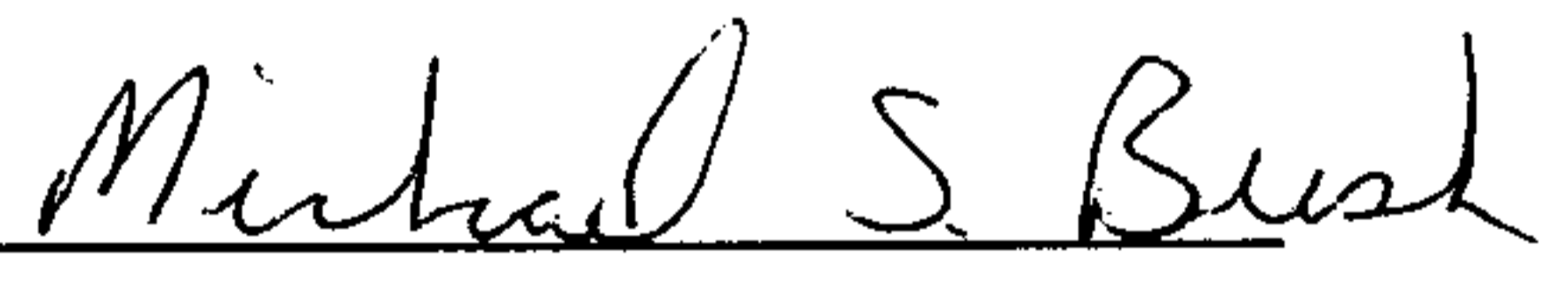
\$133,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

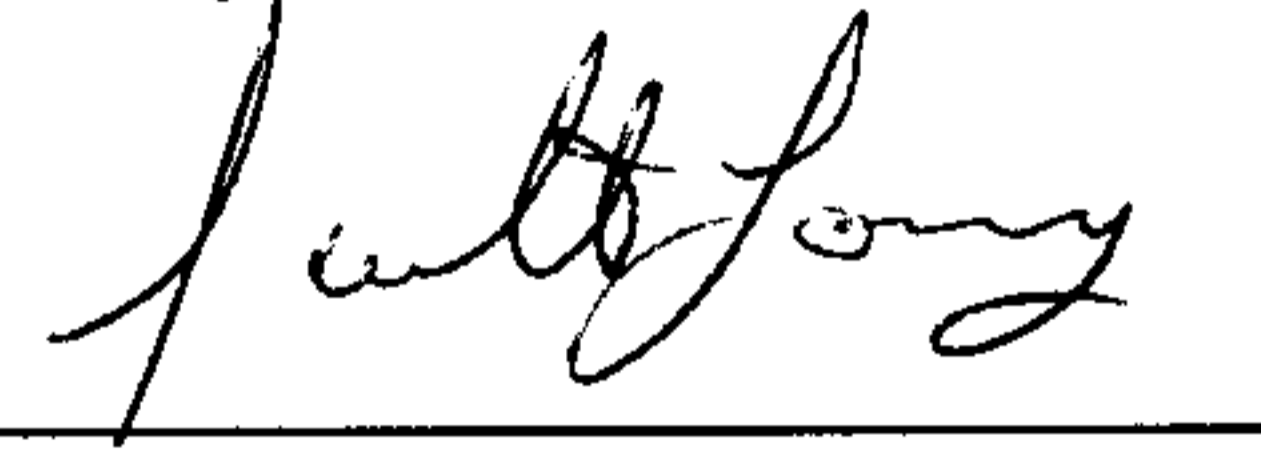
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1<sup>st</sup> day of November, 2007.

  
\_\_\_\_\_  
**Shelley M. Bush**

  
\_\_\_\_\_  
**Michael S. Bush**  
by his agent and attorney in fact, **Scott Long**

  
\_\_\_\_\_

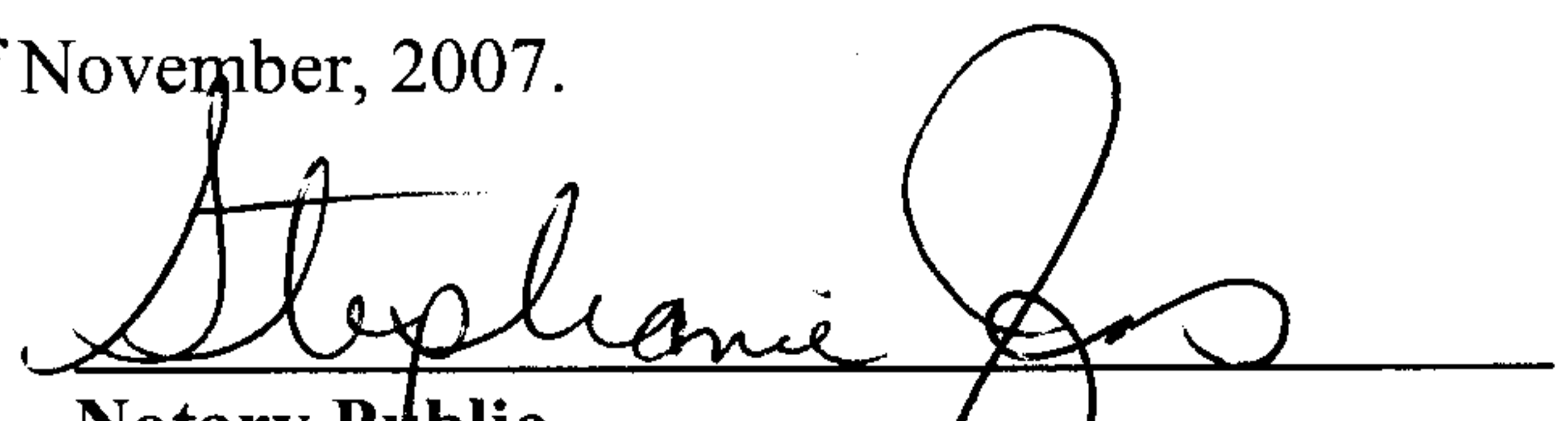
Shelby County, AL 11/15/2007  
State of Alabama

Deed Tax: \$.50

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that Shelley M. Bush, an unmarried woman, whose name(s) 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of November, 2007.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-26-09



20071115000523720 2/2 \$14.50  
Shelby Cnty Judge of Probate, AL  
11/15/2007 08:39:04AM FILED/CERT

## ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Scott Long, whose name as Attorney in Fact for Michael S. Bush, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, 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 1<sup>st</sup> day of November, 2007.

Notary Public

My commission expires: 02-26-09

**STEPHANIE JONES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 26 / 2009