

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:
John Minley and
Felicia W. Minley
108 Kensington Lane
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Eight Thousand and 00/100 Dollars (\$108,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **SCOTT A. BUSBY and CARRIE BUSBY, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **JOHN MINLEY and FELICIA W. MINLEY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

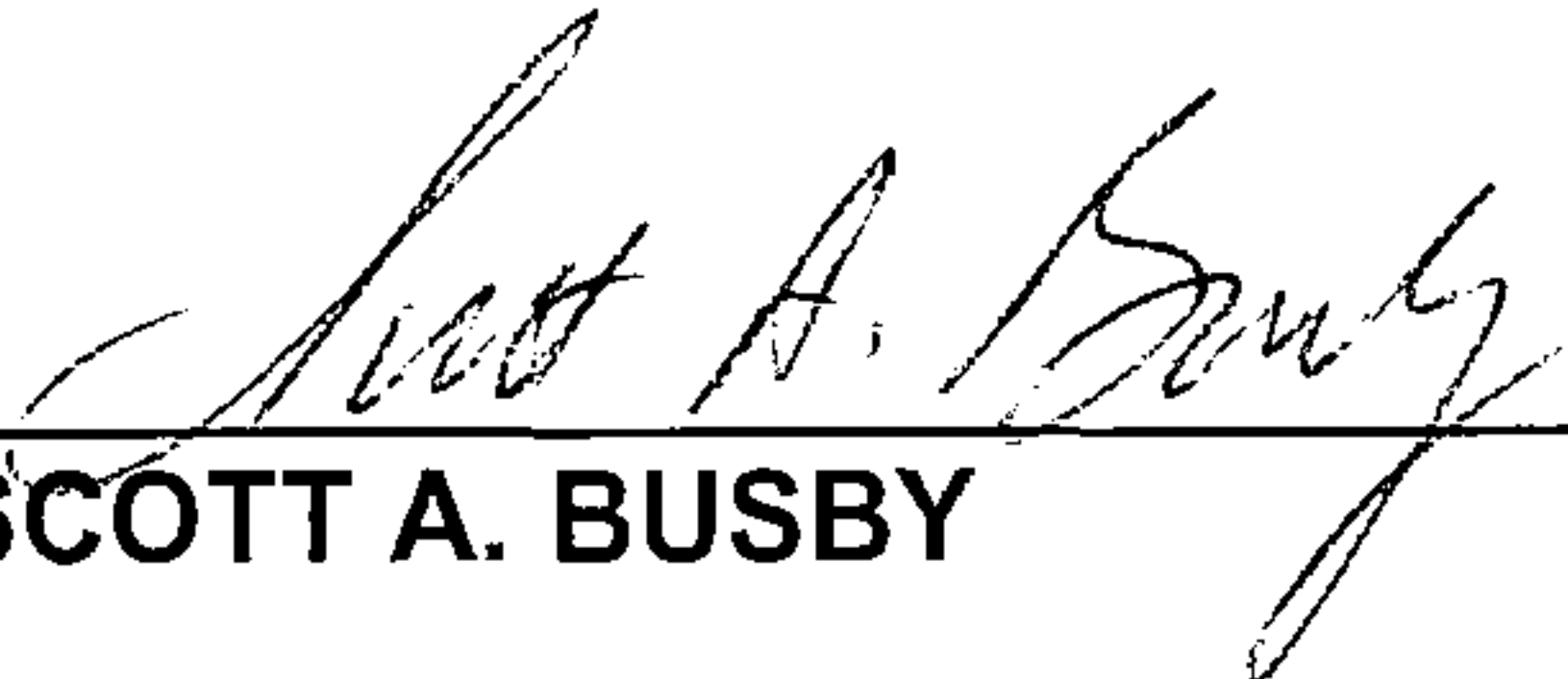
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

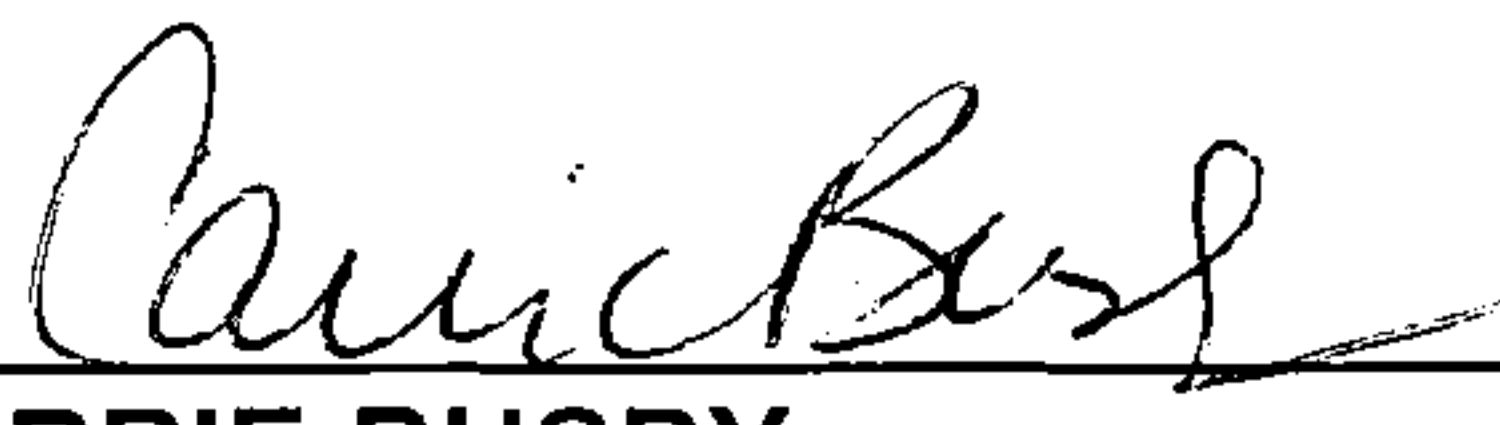
To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 2nd day of July, 2020.



SCOTT A. BUSBY



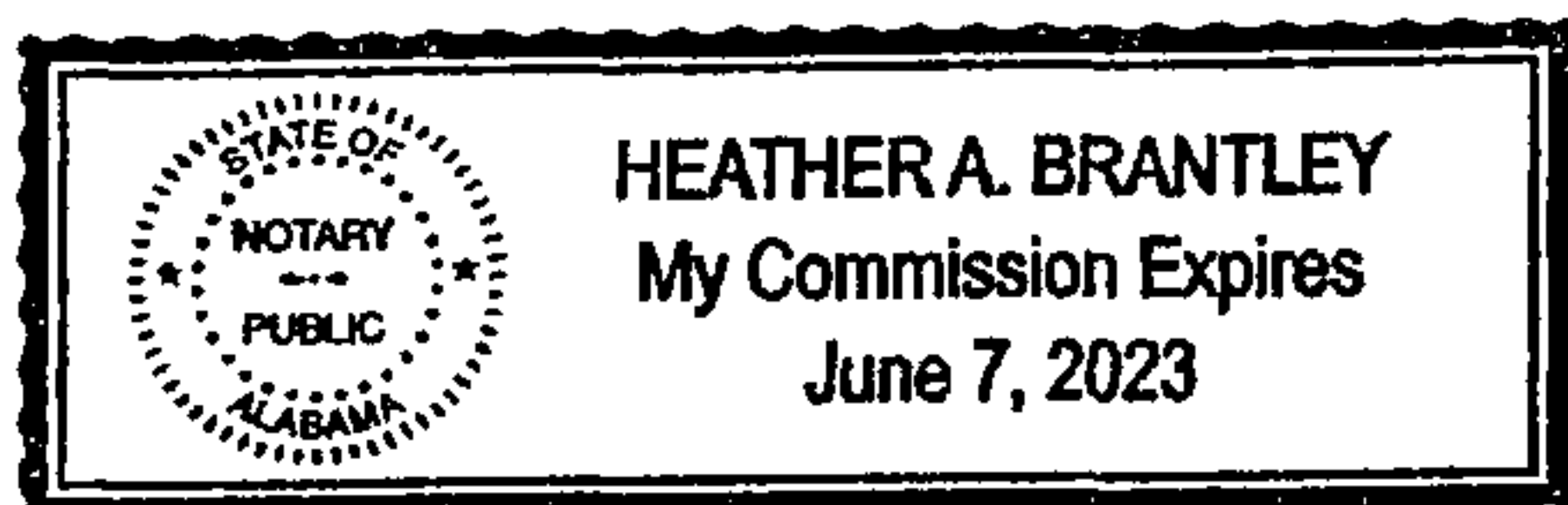
CARRIE BUSBY

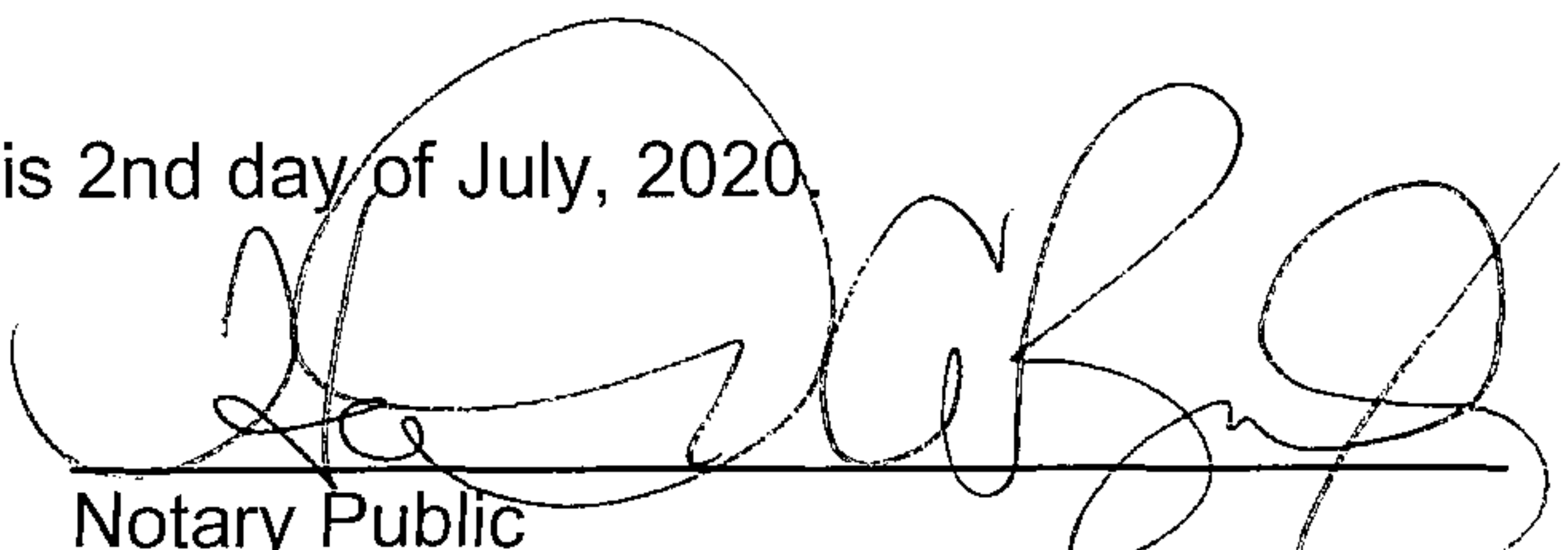
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SCOTT A. BUSBY and CARRIE BUSBY**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2020.





Notary Public
My Commission Expires: 06/07/2023

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name SCOTT A. BUSBY
Mailing Address CARRIE BUSBY
175 Marlstone Court
Helena, AL 35080

Grantee's Name JOHN MINLEY
Mailing Address FELICIA W. MINLEY
108 Kensington Lane
Alabaster, AL 35007

Property Address 2086 Salem Road
Montevallo, AL 35115

Date of Sale July 2, 2020
Total Purchase Price \$ 108,000.00

20200706000278050 07/06/2020 01:59:57 PM DEEDS 2/3

Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other _____
 Closing Statement _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/**Agent**) circle one

EXHIBIT "A"

20200706000278050 07/06/2020 01:59:57 PM DEEDS 3/3

A parcel of land in the process of being recorded as Lot 2 of Salem Minor Subdivision and situated in Section 9, Township 22 South, Range 3 West, City of Montevallo, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southern most corner of Lot 2 of Keller's Mill, as recorded in Map Book 25, page 76, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning; thence North 49°14'46" West a distance of 187.49 feet; thence North 64°12'09" West a distance of 140.32 feet; thence South 24°57'05" West a distance of 368.17 feet; thence North 54°55'33" West a distance of 341.34 feet to a point on the Northerly right of way line of Salem Road, 80 foot right of way; thence South 04°58'30" West and along said right of way line a distance of 241.22 feet; thence South 60°41'09" East and leaving said right of way line a distance of 857.80 feet; thence North 02°15'57" West a distance of 614.57 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

PARCEL NO.: 27-2-09-0-000-007.001



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2020 01:59:57 PM
\$136.00 CHERRY
20200706000278050

Allie S. Bezel