

PREPARED BY:
Trussell, Funderburg, Rea
Bell and Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Caleb Dewayne Buse
Christina Renee Buse
369 Goodwin Circle
Vincent AL 35178

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighteen Thousand and 00/100 Dollars (\$18,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **James Keith Smith, a married man**, (herein referred to as Grantor), do grant, bargain, sell and convey unto **Caleb Dewayne Buse and Christina Renee Buse**, (herein referred to as Grantees), 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, together with every contingent remainder and right of

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 00°09'38" E a distance of 487.38'; thence S 89°55'25" W a distance of 85.04'; thence N 00°04'35" W a distance of 139.00'; thence S 89°55'25" W a distance of 355.42'; thence S 00°09'38" W a distance of 612.52'; thence S 88°16'32" E a distance of 441.20' to the POINT OF BEGINNING.

According to the survey by Rodney Shiflett, AL, Reg. #21784, dated October 3, 2022.

Property herein conveyed does not constitute any portion of the homestead of grantor herein.

SUBJECT TO:


1. Taxes due and payable October 1, 2022, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.
5. Permits granted to Alabama Power Company as recorded in Deed Book 139, Page 427 and Deed Book 207, Page 660, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Existing right of way for Pine Bark Lane.
7. Any portion of subject property lying within a roadway.
8. 40' right of way as shown on current Shelby County Alabama Tax Assessor GIS mapping system.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives, as joint tenants and upon the death of either of them, then to the survivor in fee simple, and

to the heirs and assign of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 15th day of December, 2022.



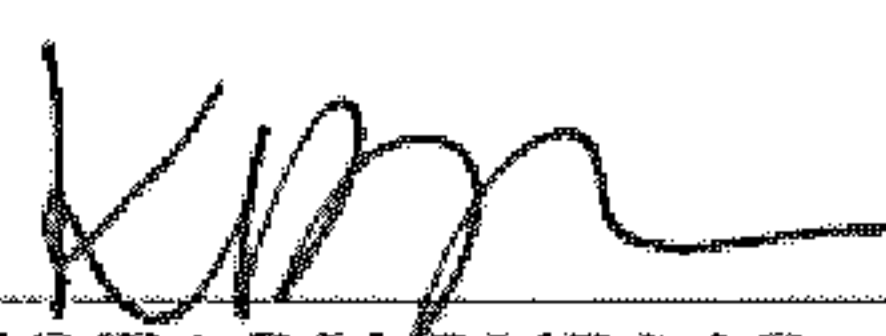
James Keith Smith
GRANTOR

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **James Keith Smith**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of December, 2022.



NOTARY PUBLIC
My Commission Expires: 10/13/2026

Kelly B. Furgerson
Notary Public, State of Alabama
Alabama State at Large
My Commission Expires
October 13, 2026

File # 22-633C

Real Estate Sales Validation Form

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

Grantor's Name James Keith Smith Grantee's Name Caleb Dewayne Buse
Christina Renee Buse
Mailing Address P.O. Box 1445 Mailing Address 369 Woodwin Circle
Fell City AL 35125 Vincent AL 35178
Property Address Pine Bark Lane Date of Sale 12/15/2022
Vincent, AL 35178 Total Purchase Price \$ 18,000.00
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
x Sales Contract Other
x 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 12/15/2022 Print Kelly Furgerson
Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2022 02:16:57 PM
\$46.00 JOANN
20221220000456050

Form RT-1



Allen S. Bayl