

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Kenneth Dale Buse
Route 1, Box 2168
 (Address) Shelby, Alabama 35143

This instrument was prepared by

6/8

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND and NO/100 (\$1,000.00) DOLLARS in hand paid and execution and delivery of the following described purchase money mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **LEGRANT E. SCOTT and wife, LOUISE M. SCOTT,**

(herein referred to as grantors) do grant, bargain, sell and convey unto **KENNETH DALE BUSE and wife, LISA KAY R. BUSE,**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 3, in Block 3, of Pine Grove Camp, according to the Survey Pine Grove Camp a map of which is recorded in Map Book 4, at Page 8, in the Probate Office of Shelby County, Alabama, being situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 24, Range 15 East, Shelby County, Alabama, LESS AND EXCEPT minerals underlying this land, with mining rights and privileges belonging thereto. Also conveyed by this deed is one (1) 1977 Dixie mobile home, 14'x64', Serial #4502, whether such mobile home be regarded as real, personal or mixed property, and such mobile home is part of the security included in the mortgage of even date from Grantees herein to Grantors herein.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1989 and subsequent years, which will become a lien on October 1, 1988, but are not due and payable until October 1, 1989. Taxes for 1988 are exempt.
2. Subject to rights acquired by Alabama Power Company as shown by deed recorded in Deed Book 246, at Page 177, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Transmission line permits to Alabama Power Company as shown by the following instruments recorded in the Office of the Judge of Probate of Shelby County, Alabama: Dated November 6, 1947 and recorded in Deed Book 133, at Page 53; dated October 25, 1955 and recorded in Deed Book 177, at Page 362; dated March 6, 1956 and recorded in Deed Book 179, at Page 340; and, dated September 26, 1956 and recorded in Deed Book 183, at Page 382.

\$12,500.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real property from the Grantees herein to the Grantors herein, which mortgage was executed and delivered simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 hereby 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th

day of September, 19 88.

Legrant E. Scott and wife, Louise M. Scott
Elizabeth M. Ralston (SEAL)
Elizabeth M. Ralston, as Attorney-in-Fact

for Legrant E. Scott, Sr. a/k/a Legrant E. Scott under Power of Attorney dated 4/18/88 and recorded on 8/31/88 in Real Book 202, at Page 321, in the Office of the Judge of Probate of Shelby County, Alabama, and as Attorney-in-Fact for Louise M. Scott under Power of Attorney dated 4/18/88 and recorded on 8/31/88 in Real Book 202, at Page 323 in said Probate Records.

STATE OF ALABAMA

COUNTY

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

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Return *Wade H. Morton*

SEE REVERSE SIDE FOR ACKNOWLEDGMENT

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STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth M. Ralston, whose name is signed as Attorney-in-Fact for Ligrant E. Scott and wife, Louise M. Scott, 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 as such Attorney-in-Fact having full authority as shown by Power of Attorney from Ligrant E. Scott, Sr. a/k/a Ligrant E. Scott dated April 18, 1988 and recorded on August 31, 1988 in Real Book 202, at Page 321, in the Office of the Judge of Probate of Shelby County, Alabama, and as shown by Power of Attorney from Louise M. Scott dated April 18, 1988 and recorded on August 31, 1988 in Real Book 202, at Page 323, in said Probate Records, executed the same voluntarily on the day the same bears date for and as the voluntary act and deed of the said Ligrant E. Scott and wife, Louise M. Scott.

Given under my hand and official seal this 8th day of September, 1988.

Wade H. Martin, Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP -9 AM 8:22

Thomas A. Lawrence
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	8.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

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SEP 14 1988