This Instrument was prepared by: Mary Lynn Campisi 3017 Pump House Road Birmingham, AL 35243 Send Tax Notice To: Emily Beth Busby 100 Stevens Hill Circle Birmingham, Alabama 35244

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)	
`	KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)	

That in consideration of ONE HUNDRED NINETY ONE THOUSAND and NO/100, (\$191,000.00) DOLLARS and other good and valuable consideration, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

SAM A. FERLISI and MARY E. FERLISI, husband and wife,

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

EMILY BETH BUSBY and WILLIAM K. BUSBY, wife and husband,

(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 36, according to the Amended Plat of Brookhaven, Sector III, as recorded in Map Book 11, page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except a parcel of land described as follows: Begin at the Northeast corner of Lot 36, Amended Plat of Brookhaven, Sector III, as recorded in Map Book 11, page 24; thence in a Westerly direction along the North line of Lot 36, for 218.60 feet to a point on the right of way line of Stevens Hill Circle; said point being a common corner of Lots 36 and 37; thence in a Southerly direction along said right of way line, a distance of 1.0 feet; thence in an Easterly direction, 218.61 feet to the point of beginning.

There is also conveyed a part of Lot 35, of Amended Plat of Brookhaven, Sector III, described as follows: Begin at the common corner of Lots 35 and 36; said point being on the South right of way line of Stevens Hill Circle; thence Southeast along common line for 35.0 feet; thence 37 degrees 24 minutes 04 seconds left and continue Southeast 137.62 feet to the common corner of Lots 35 and 36; thence Southwesterly along the Southerly line of Lot 35, for 31.0 feet; thence 52 degrees 37 minutes 21 seconds right in a Northwesterly direction, 166.44 feet to a point on the Southerly right of way line of Stevens Hill Circle; thence in a Northeasterly direction along said right of way line, 27.0 feet to the point of beginning.

All being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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The above property is conveyed subject to:

- 1. Subject to ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.
- Building setback line of 35 feet reserved from Steven Hill Circle, as shown by plat recorded in the Probate Office of Shelby County, Alabama.
- 3. Public easements as shown by recorded plat, including a 30 foot along the Northeasterly side and an irregular along the Southerly side for drainage.
- 4. Restrictions, covenants and conditions as set out in instrument recorded in Real 146, page 573, in said Probate Office.
- 5. Right-of-way granted to Alabama Power Company by instrument recorded in Real 102, page 53, in said Probate Office.
- 6. Easement to Alabama Power Company as shown by instrument recorded in Real 148, page 917, in said Probate Office.
- 7. Agreement with Alabama Power Company as to underground cables recorded in Real 140, page 738 and covenants pertaining thereto recorded in Real 140, page 745, in said Probate Office.
- 8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127, page 140, in said Probate Office.
- 9. Rights of riparian owners in and to the use of Alton Creek.

\$194,820.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Sam A. Ferlisi and Mary E. Ferlisi have hereunto set their hands and seals, this 8th day of July, 1996.

Sam A. Ferlisi

Mary E Ferlisi

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and official seal this 8th day of July, 1996.

Notary Publi

My commission expires: 6/16/99

Inst # 1996-22197

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SHELBY COUNTY JUDGE OF PROBATE
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