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01/31/1997-03216
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

Inet # 1997-03216

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ANTHONY C. BOOKER
121 HICKORY STREET
MAYLENE, AL 35114

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THREE THOUSAND and 00/100 (\$93,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, M. WOODS BUSBY and BRENDA D. BUSBY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ANTHONY C. BOOKER and SANDRA R. BOOKER, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 28, ACCORDING TO THE MAP OF WOODLAND HILLS, 1ST PHASE, 2ND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

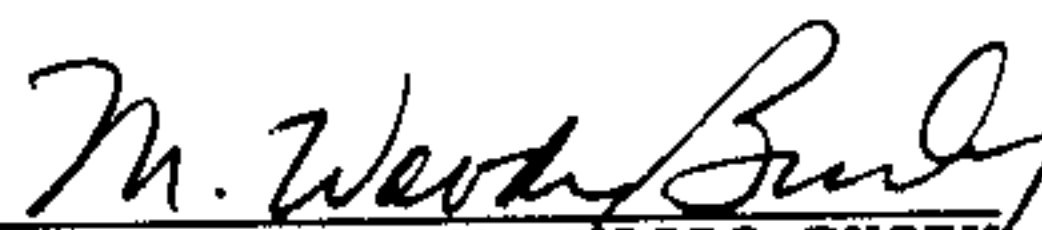
1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 35 foot minimum building line along North side of lot, as shown by recorded plat.
3. 5 foot easement along East side of lot, as shown by recorded plat.
4. 10 foot easement along South side of lot, as shown by recorded plat.
5. Restrictions as shown by recorded plat.
6. Restrictive covenants as recorded in Miscellaneous Book 6 page 648, as recorded in the Probate Office of Shelby County, Alabama.
7. Right of way granted to South Central Bell Telephone Company as set forth in Deed Book 279 page 780, in the Probate Office of Shelby County, Alabama.
8. Right of way to Alabama Power Company as set forth in Deed Book 107 page 526, in the Probate Office of Shelby County, Alabama.


\$92,229.00 of the consideration herein was derived from a mortgage closed 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, M. WOODS BUSBY and BRENDA D. BUSBY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 16th day of January, 1997.


M. WOODS BUSBY


BRENDA D. BUSBY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that M. WOODS BUSBY and BRENDA D. BUSBY, HUSBAND AND WIFE, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of January, 1997.


Notary Public

My commission expires: 7/16/98

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