

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE.
This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY } **KNOW ALL MEN BY THESE PRESENTS.**
COUNTY

That in consideration of **Five Hundred and no/100----- DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

L. M. Bush and wife, Helen Bush

(herein referred to as grantors) do grant, bargain, sell and convey unto
Tracy M. Bush and Wanda T. Bush

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

Shelby County, Alabama to wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2000-03530

02/03/2000-03530
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SHELBY COUNTY JUDGE OF PROBATE
002 WMS 11:50

TO HAVE AND TO HOLD unto the said GRANTEE(S) 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 the same shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 GRANTEE(S), 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 GRANTEE(S), 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 3rd day of FEBRUARY, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby } **COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. M. Bush and Helen Bush 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of

February, 2000
Mike T. Atchison

A. D. 2000

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 0 deg. 51 min. 37 sec. East along the Easterly line of Lot of Bush Family Subdivision as recorded in Map Book 25 Page 45 in the Office of the Judge of Probate in Shelby County, Alabama for a distance of 80.01 feet to the SE corner of said lot 1; thence continue along the last described course for a distance of 400.05 feet; thence South 89 deg. 08 min. 11 sec. West for a distance of 264.95 feet to the Point of Beginning; thence continue along the last described course for a distance of 210.00 feet; thence South 0 deg. 51 min. 49 sec. East for a distance of 210.00 feet; thence North 89 deg. 08 min. 11 sec. East for a distance of 210.00 feet; thence North 0 deg. 51 min. 49 sec. West for a distance of 210.00 feet to the Point of Beginning. Said parcel of land contains 1.01 acres more or less.

50 foot Ingress, Egress and Utility Easement described as follows:

Commence at the NE corner of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 0 deg. 51 min. 37 sec. East along the Easterly line of Lot of Bush Family Subdivision as recorded in Map Book 25 Page 45 in the Office of the Judge of Probate in Shelby County, Alabama for a distance of 80.01 feet to the SE corner of said Lot 1; thence continue along the last described course for a distance of 400.05 feet; thence South 89 deg. 08 min. 11 deg. West for a distance of 264.95 feet; thence continue along the last described course for a distance of 33.15 feet to the Point of Beginning of the centerline of a 50 foot ingress, egress, and utility easement lying 25.00 feet either side of and parallel to described centerline; thence North 5 deg. 56 min. 40 sec. East along said centerline for a distance of 109.83 feet; thence North 8 deg. 51 min. 29 sec. West along said centerline for a distance of 186.85 feet; thence North 26 deg. 07 min. 19 sec. West along said centerline for a distance of 88.83 feet; thence North 48 deg. 15 min. 46 sec. West along said center line for a distance of 150.35 feet; thence North 25 deg. 52 min. 01 sec. West along said centerline for a distance of 117.42 feet to the end of said easement and the centerline of a 50 foot ingress, egress, utility, and drainage easement as recorded in Map Book 25 Page 45 in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except any easements and/or right of ways that may be found in public records.

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