

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Kenneth M. Bush  
Dana R. Bush  
4935 Meadow Brook Road  
Birmingham, AL 35242

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Jefferson County

That in consideration of **Two Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$239,900.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Ronnie D. Owens and wife, T. Suzanne Owens** (herein referred to as (Grantors) do grant, bargain, sell and convey unto **Kenneth M. Bush and Dana R. Bush** (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 88 -A, according to a Resurvey of Lot 88, Meadow Brook -Second Sector, -First Phase, recorded in Map Book 7, page 137, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 35 feet reserved from Meadow Brook Road, as shown by plat.
3. Easements as shown by recorded Plat, including 10 feet on the Northeasterly side, 10 feet on the Southeasterly side and 20 feet through Northeasterly corner as shown on Map Book 7, page 137.
4. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Misc. Book 21, page 742, and Misc. Book 25, page 825, in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 313, page 862; Deed Book 313, page 964; and Deed Book 313, page 872, in Probate Office.

\$244900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan 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 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd of October, 2000.

X *Ronnie D. Owens* (Seal)  
Ronnie D. Owens  
RO  
X *T. Suzanne Owens* (Seal)  
T. Suzanne Owens

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie D. Owens and wife, T. Suzanne Owens 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 23rd day of October, 2000.

Inst # 2000-39180

11/13/2000-39180  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 C11 12.00

Notary Public  
Affix Seal

*Commission Expires 5/15/2001*