

Inst # 2001-38240

SEND TAX NOTICE TO:  
WILLIAM P. BUSBY, JR.  
161 HIGHWAY 39  
CHELSEA, AL 35043

### WARRANTY DEED

#### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF Shelby:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THREE THOUSAND EIGHT HUNDRED NINETY SIX AND NO/100 (\$103896.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **MICHAEL A. FORTUGNO and JULIE K. FORTUGNO, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **WILLIAM P. BUSBY, JR. and BARKLEY BUSBY, HUSBAND AND WIFE** (herein referred to as GRANTEE(S)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of Shelby, and State of Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

\$ 102,971.00 OF THE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of August, 2001.

*[Signature]* (L.S.)  
**MICHAEL A. FORTUGNO**  
*[Signature]* (L.S.)  
**JULIE K. FORTUGNO**

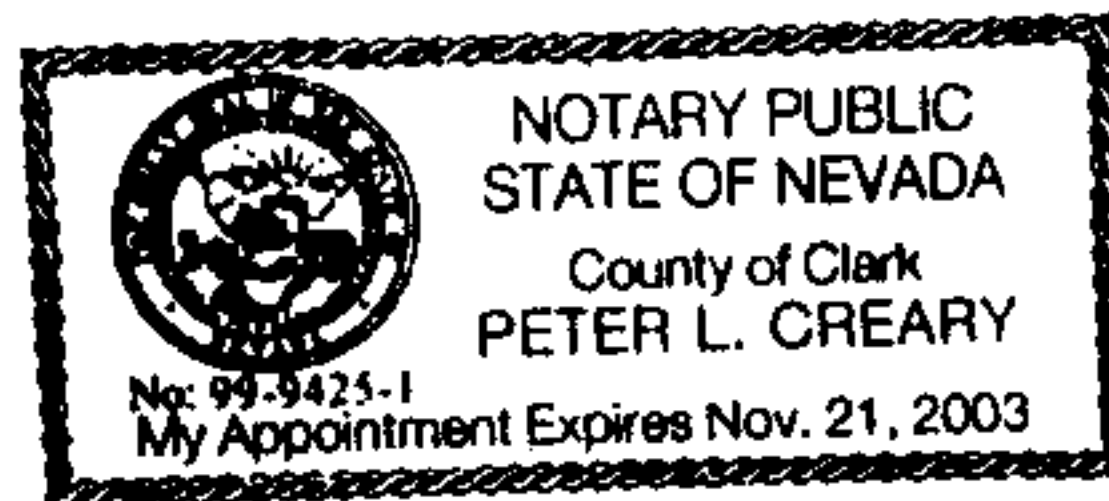
THE STATE OF ALABAMA: *NEVADA*  
COUNTY OF JEFFERSON *CLARK*

I, the undersigned, a Notary Public in and for said County and State hereby certify that MICHAEL A. FORTUGNO and JULIE K. FORTUGNO 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/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 30th day of August, 2001.

*[Signature]*  
Notary Public  
My commission exp *11-21-2003*

Prepared by:  
STEWART & ASSOCIATES, P.C.  
3595 GRANDVIEW PARKWAY, SUITE 350  
BIRMINGHAM, AL 35243



09/05/2001-38240  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
302 6- 15.00

**SCHEDULE C  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows.

All that tract or parcel of land lying and being in NW 1/4 of the SE 1/4 of Section 26, Township 19, Range 1 West of Shelby County, Alabama, being more particularly described as follows: Beginning at the intersection of the Northern Right of Way of Shelby County Road #440 and the Eastern Right of Way of Shelby County Road 39, thence in a Northerly direction along the Eastern Right of Way of said County Road 39 a distance of 200 feet to a point, thence South 51 degrees 30' East a distance of 128 feet to a 16 foot Red Oak Tree, thence South 19 degrees 10' East a distance of 100 feet to the Northern Right of Way of said County Road #440; thence in a Westerly direction along said Right of Way a distance of 237 feet to the point of beginning.

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ALTA Commitment  
Schedule C

(DQ17676/8017676/10)

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SHELBY COUNTY JUDGE OF PROBATE  
002 CH 15.00