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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SCOTT BUSENLEHNER
1124 WHIPPOORWILL DRIVE
ALABASTER, AL. 35007

Inst # 2002-10554

03/05/2002-10554

11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MEL 15.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND and 00/100 (\$124,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HENRY C. SEGERS and LINDA D. SEGERS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SCOTT BUSENLEHNER and GIOVANNA BUSENLEHNER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, BLOCK 5, ACCORDING TO THE SURVEY OF MEADOWLARK, AS RECORDED IN MAP BOOK 7, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. MUNICIPAL IMPROVEMENTS ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
3. BUILDING AND SETBACK LINES OF 35' AS RECORDED IN MAP BOOK 7, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT OF 5 FOOT ON NE LOT LINE AS PER PLAT.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, ANY RESTRICTIONS INDICATING AN PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 28, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 317, PAGE 272.

7. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 320, PAGE 887.
8. AGREEMENT BETWEEN ALABAMA POWER COMPANY AND JAN SAN PRECISION HOMES, INC. AS SHOWN IN MISC. BOOK 30, PAGE 496.

\$127,700.00 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, HENRY C. SEGERS and LINDA D. SEGERS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of February, 2002.


HENRY C. SEGERS

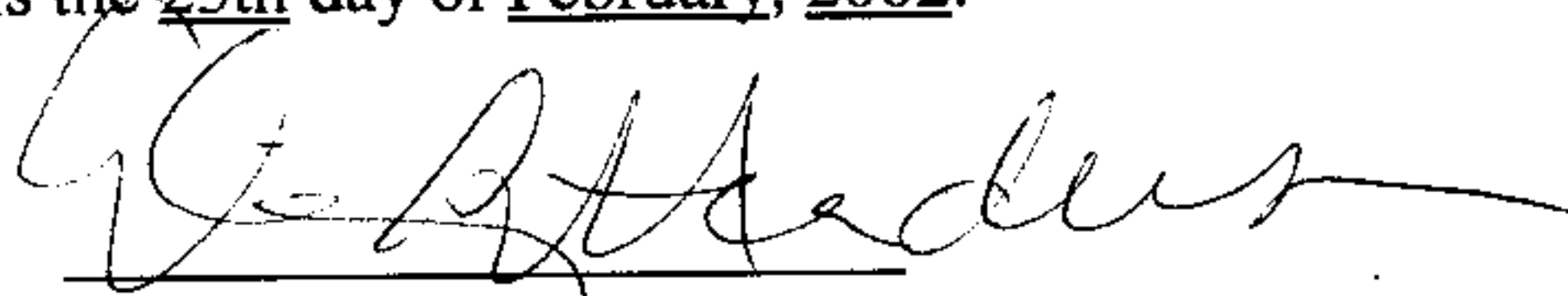

LINDA D. SEGERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HENRY C. SEGERS and LINDA D. SEGERS, 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 25th day of February, 2002.


Notary Public

My commission expires: 10-2-05

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