


402132

This instrument was prepared by

Daniel P. Rosser
Attorney at Law
P.O. Box 59501
Birmingham, AL 35259

SEND TAX NOTICE TO:

Andrew Paul Buysse
Jacqueline M. Buysse
206 Arbor Court
Sterrett, AL 35147


20030107000013510 Pg 1/2 71.00
Shelby Cnty Judge of Probate, AL
01/07/2003 10:04:00 FILED/CERTIFIED

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED NINETEEN THOUSAND AND NO/100'S (\$219,000.00)** DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **DENNIS H. WRIGHT, JR. AND DENISE B. WRIGHT, BOTH UNMARRIED PEOPLE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ANDREW PAUL BUYSSE AND JACQUELYN M. BUYSSE** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

LOT 1013, ACCORDING TO THE MAP OF THE ARBORES OF FOREST PARKS, AS RECORDED IN MAP BOOK 25, PAGE 146, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2002, which constitutes a lien, but are not yet due and payable until October 1, 2003
2. Right of Way to Shelby County, recorded in Volume 228, Page 341, and Volume 228, Page 339, in the Probate Office of Shelby County, Alabama.
3. Oil, gas, and mineral lease recorded in Volume 322, Page 986; Real 50, Page 716, Real 50, Page 712, Real 50, Page 720, Real 50, Page 724, Real 50, Page 965, Real 50, Page 969, Real 50, Page 977, Real 50, Page 973, in Probate Office of Shelby County, Alabama.
4. Easement fro Alabama Power Company recorded in Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted by Alabama Power Company by Instrument recorded in Volume 139, Page 127, Volume 236, Page 829, Volume 133, Page 210, Volume 31, Page 255, Volume 126, Page 191, Volume 126, Page 192, Volume 126, Page 323, Volume 236, Page 829, Volume 124, Page 519, Volume 126, Page 191, Volume 139, Page 127, and Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 53, Page 262, in the Probate Office of Shelby County, Alabama.
7. That part of subject property in the right of way of New Highway No. 280, acquired by the State of Alabama by condemnation proceedings.
8. Agreement recorded in Volume 334, Page 589, in the Probate Office of Shelby County, Alabama.
9. Easement for Road right of Way ingress/egress. As recorded in Volume 287, Page 858, in Probate Office of Shelby County, Alabama.
10. Less and except any part of subject property lying with a public right of way.
11. The rights of upstream and downstream riparian owners with respect to any creeks, branches, streams or rivers traversing subject property.
12. Rights outstanding under those certain easement agreements as referred to in Instrument #1996-31156.

\$162,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

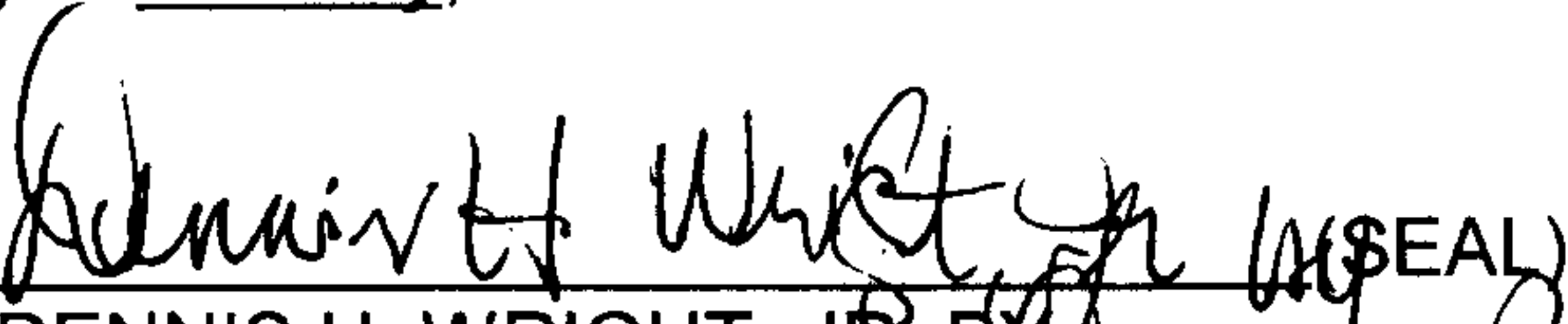
For advalorem tax purposes the property address is **206 ARBOR COURT, STERRETT, Alabama**, SHELBY County, Alabama


The preparer fo this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), **DENNIS H. WRIGHT, JR. BY AND THROUGH HIS ATTORNEY IN FACT, DENISE B. WRIGHT AND DENISE B. WRIGHT, INDIVIDUALLY**, have hereunto set my (our) hand(s) and seal(s) this 3RD day of January, 2003.

 (SEAL)
DENNIS H. WRIGHT, JR., BY
DENISE B. WRIGHT,
ATTORNEY IN FACT

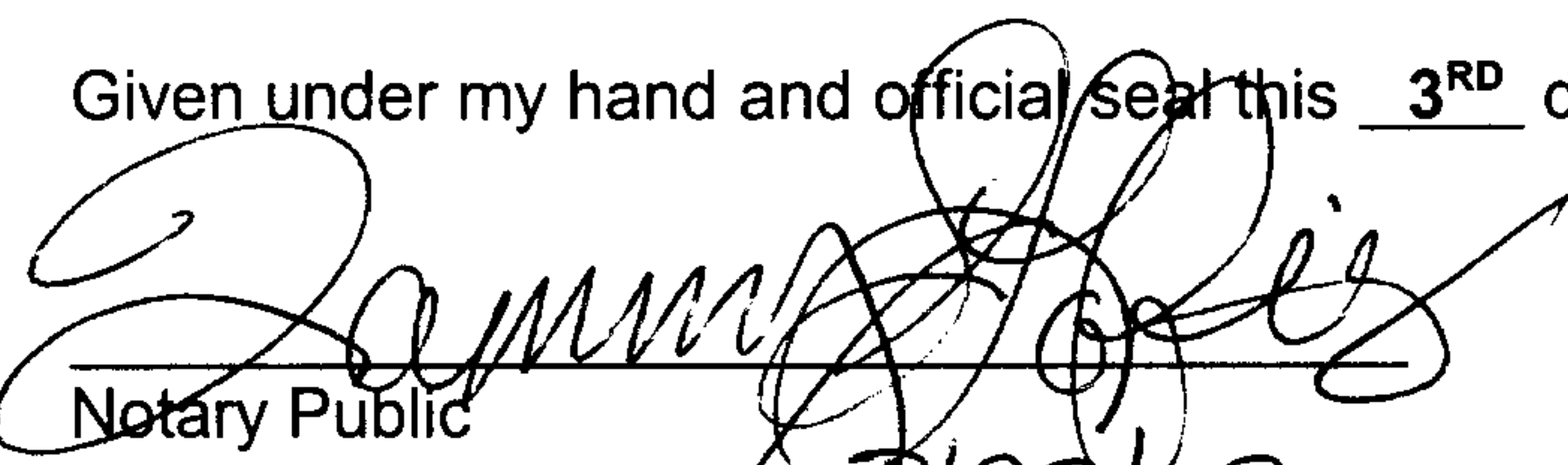
 (SEAL)
DENISE B. WRIGHT

STATE OF ALABAMA
JEFFERSON COUNTY

20030107000013510 Pg 2/2 71.00
Shelby Cnty Judge of Probate, AL
01/07/2003 10:04:00 FILED/CERTIFIED

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **DENISE B. WRIGHT** 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.

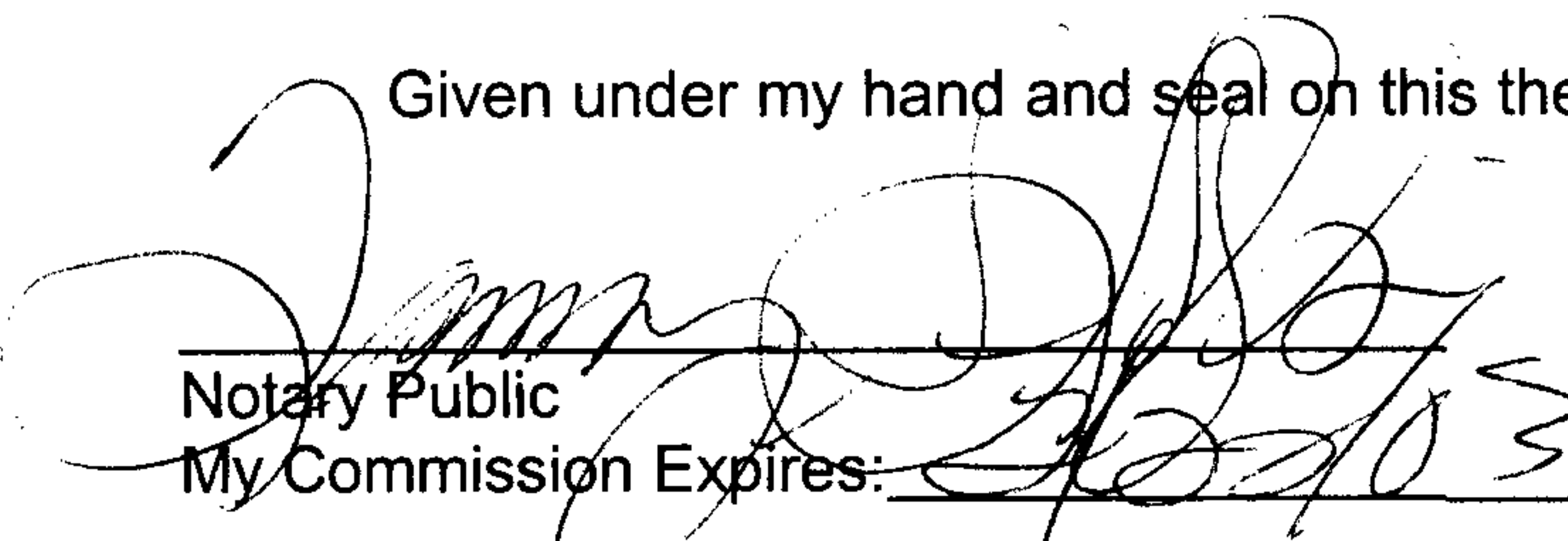
Given under my hand and official seal this 3RD day of JANUARY, 2003


Notary Public
My commission expires: 2/22/03

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Denise B. Wright**, whose name as Attorney in Fact for **Dennis H. Wright, Jr.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date, being informed of the contents of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 3rd day of January, 2003.


Notary Public
My Commission Expires: 2/22/03