


**SEND TAX NOTICES TO:**  
ROBERT TANNER BUSH  
NICHOLE T. BUSH  
5290 SOUTH BROKEN BOW DRIVE  
BIRMINGHAM, AL 35242

  
20040408000180810 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
04/08/2004 09:08:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Ninety-Five Thousand & No/100 Dollars (\$ 195,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **MARK E. GUALANO and wife, TERRI H. QUARLES** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **ROBERT TANNER BUSH AND NICHOLE T. BUSH**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, according to the Survey of Broken Bow, First Addition, Second Phase, as recorded in Map Book 8, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.



\$ 194,150.00 of the purchase price recited herein was paid from the proceeds of ( 2 ) mortgage loan(s) closed simultaneously herewith.

Terri H. Quarles is one and the same person as Terri Q. Gualano.

**TO HAVE AND TO HOLD** the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR** does for themselves, their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

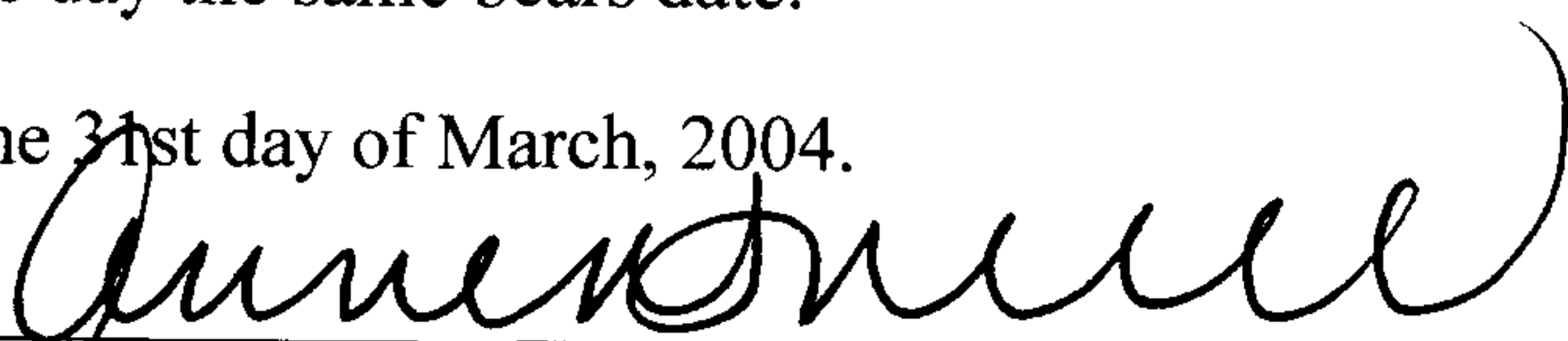
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 31st day of March, 2004.

  
\_\_\_\_\_  
(GRANTOR) MARK E. GUALANO  
  
\_\_\_\_\_  
(GRANTOR) TERRI H. QUARLES

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark E. Gualano and Terri H. Quarles, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of March, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC: Anne R. Strickland  
My Commission Expires: 5-11-05

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, AL 35244  
(205) 733-1303