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WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
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20040823000469110 Pg 1/3 38.00
Shelby Cnty Judge of Probate, AL
08/23/2004 09:00:00 FILED/CERTIFIED

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED EIGHTEEN THOUSAND, FIVE HUNDRED DOLLARS (\$418,500.00) [THREE HUNDRED THIRTY-THREE THOUSAND, SEVEN HUNDRED DOLLARS (\$333,700.00) (1ST MORTGAGE) AND SIXTY-THREE THOUSAND EIGHT HUNDRED AND SEVENTY-FIVE DOLLARS (\$63,875.00) (2ND MORTGAGE)], paid by **MORTGAGE** filed at the same time as this deed, to the undersigned grantor, Barry C. Vines and Sandra B. Vines, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto William Edward Bussey, Jr. and Betty W. Bussey, a married couple, (herein referred to as GRANTEES) 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 in Shelby County.

Parcel 1:

Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the NW corner of Lot 118-A, Resurvey of Lots 118 and 140 Weatherly-Windsor Sector 5, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 17, Page 60, run in a Southerly direction along the West line of said Lot 118-A for a distance of 263.29 feet to the Southwest corner of said Lot 118-A; thence turn an angle to the right of 03 degrees 49 minutes 01 seconds and run in a Southerly direction for a distance of 18.95 feet to an existing iron pin; thence turn an angle to the right of 136 degrees 32 minutes 15 seconds and run in a Northwesterly direction a distance of 154.75 feet; thence turn an angle to the right of 39 degrees 38 minutes 44 seconds and run in a Northerly direction for a distance of 338.71 feet to a point on the South line of Lot 18, Cheshire, as recorded in the Office of the Judge, Shelby County, Alabama, in Map Book 16, Page 93; thence turn an angle to the right 53 degrees 44 minutes 30 seconds and run in a Northeasterly direction along the Southeasterly line of Lots 18 and 19 of said Cheshire Subdivision for a distance of 124.01 feet; thence turn an angle of 126 degrees 15 minutes 30 seconds and run in a Southerly direction for a distance of 249.02 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

Lot 118-A, according to the Resurvey of Lots 118 and 140, Weatherly-Windsor, Sector 5, as recorded in Map Book 17, Page 60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject To:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachment, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.
7. Municipal improvements, assessments and fire district dues against subject property, if any.
8. Building and setback lines of 70 feet as recorded in Map Book 17, Page 60, in the Probate Office of Shelby County, Alabama.
9. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 322, Page 589; Real 364, Page 397 and Instrument No. 1992-26329, in the Probate Office of Shelby County, Alabama.
10. Right of way to Seaboard Coastal as recorded in Deed Book 281, Page 281, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Easement to Alabama Power Company as recorded in Real 337, page 719, in the Probate Office of Shelby, County, Alabama.
12. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1993-17182, in the Probate Office of Shelby County, Alabama.
13. Rights of others for ingress, egress and utilities as set out in agreement recorded as Instrument No. 1992-26328.
14. Restrictions, limitations and conditions as recorded in Map Book 14, Page 104 and Map Book 107, Page 60.
15. Ratification agreement as recorded in Instrument No. 1992-26329.
16. Riparian and other rights created by the fact that subject property lies adjacent to Peavine Creek.
17. Less and except any portion of subject property lying within road right of way.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 17th day of August, 2004.

Witness

Witness

Barry C. Vines
Barry C. Vines
Sandra B. Vines
Sandra B. Vines

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BARRY C. VINES and SANDRA B. VINES , individually whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 17th day of August, 2004.

My Commission Expires
01-28-07

Kerry J. Carroll
Notary Public