

\$ 10,000.⁰⁰

20050303000100250 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
03/03/2005 10:37:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Thomas E. Smith
Angela B. Smith
158 Camden Lake Drive
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors, Johnny A. Busby and wife, Pamela M. Busby, in hand paid by Thomas E. Smith and Angela B. Smith, the receipt whereof is hereby acknowledged, the said Johnny A. Busby and wife, Pamela M. Busby (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Thomas E. Smith and Angela B. Smith, as joint tenants with right of survivorship (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Final Plat of Busby Family Subdivision, recorded in Map Book 34, at Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of Record.

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

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

23rd day of February, 2005.

WITNESSES:

Johnny A. Busby
Johnny A. Busby
Pamela M. Busby
Pamela M. Busby

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny A. Busby and wife, Pamela M. Busby, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of February, 2005.

Joanne R. Dwin
Notary Public

My Commission Expires: 10/20/07