PREPARED WITHOUT BENEFIT OF SURVEY PREPARER OF INSTRUMENT MAKES NO WARRANTY AS TO LEGAL DESCRIPTION

20050503000210960 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 05/03/2005 12:08:46PM FILED/CERT

Send Tax Notice To:
Kenneth M. Bush and Dana R. Bush
3157 Bradford Place
Birmingham, Alabama 35242

This instrument was prepared by:

James W. Fuhrmeister

ALLISON, MAY, ALVIS, FUHRMEISTER &

KIMBROUGH, L.L.C.

P. O. Box 380275

Birmingham, AL 35238

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)	,	

THAT IN CONSIDERATION OF Four Hundred Thirty Thousand and 00/100 (\$430,000.00) Dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Mark B. McClung and Cherl J. McClung, husband and wife (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto Kenneth M. Bush and Dana R. Bush, husband and wife (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of Phillips Addition to New Hope Mountain, as recorded in Map Book 10, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$435,000.00 of the above consideration was paid from the proceeds of a mortgage filed 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals, this the 29th day of April, 2005.

Mark B. McClung

Cherl J. McClung

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark B. McClung and Cherl J. McClung, 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 date the same bears date.

Given under my hand and official seal, this the 29th day of April, 2005.

My commission expires:

Notary Public

5/2/107