

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$506,900.00** to the undersigned Grantor(s), **William Edward Bussey Jr. and Betty W Bussey, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Bill Pierce and Freida Pierce** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description Attached as "Exhibit A" hereto

Address of Property: **125 Kings Crest Lane**
Pelham, Alabama 35124

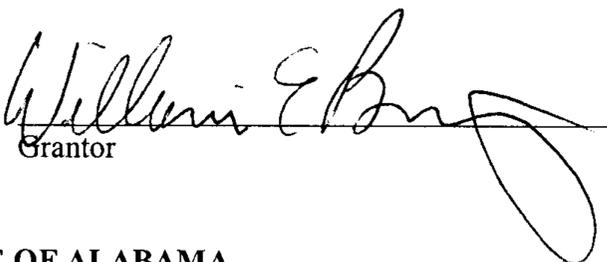
Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$405,520.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

\$76,035.00 of the purchase price is being paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 24th day of May, 2007.

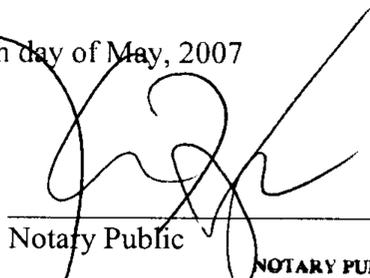
By: 
Grantor


Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William Edward Bussey Jr. and Betty W Bussey**, 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 on the 24th day of May, 2007


Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **Nov 13, 2008**
BONDED THRU NOTARY PUBLIC UNDERWRITER

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Bill Pierce and Freida Pierce
125 Kings Crest Lane
Pelham, Alabama 35124


20070604000257480 2/2 \$39.50
Shelby Cnty Judge of Probate, AL
06/04/2007 09:57:07AM FILED/CERT

Legal Description
EXHIBIT A

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 $03^{\circ} 49' 01''$ 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 $136^{\circ} 32' 15''$ and run in a Northwesterly direction a distance of 154.75 feet; thence turn an angle to the right of $39^{\circ} 38' 44''$ 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 the Office of the Judge, Shelby County, Alabama, in Map Book 16, Page 93; thence turn an angle to the right $53^{\circ} 44' 30''$ 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 $126^{\circ} 15' 30''$ 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.