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20080222000073440 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
02/22/2008 03:29:22PM FILED/CERT

Shelby County, AL 02/22/2008
State of Alabama
Deed Tax: \$3.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden KEITH BUSBY
PADEN & PADEN, PC 919 JACKSON CIRCLE
5 Riverchase Ridge HELENA, AL 35080
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWO THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$202,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **DAVID W. MORISSE and KIMBERLY M MORISSEE, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KEITH BUSBY and CLARA D. BUSBY, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 51 ACCORDING TO THE SURVEY OF ST. CHARLES PLACE PHASE TWO SECTOR 7 AS RECORDED IN MAP BOOK 22 PAGE 45 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. EASEMENTS RESTRICTIONS SET BACKS RIGHTS OF WAY LIENS VARIATIONS AND CONDITIONS OF RECORD.

\$199,371.00 of the consideration herein was derived from a mortgage closed 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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **DAVID W. MORISSE and KIMBERLY M MORISSEE, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of February, 2008.


DAVID W. MORISSE

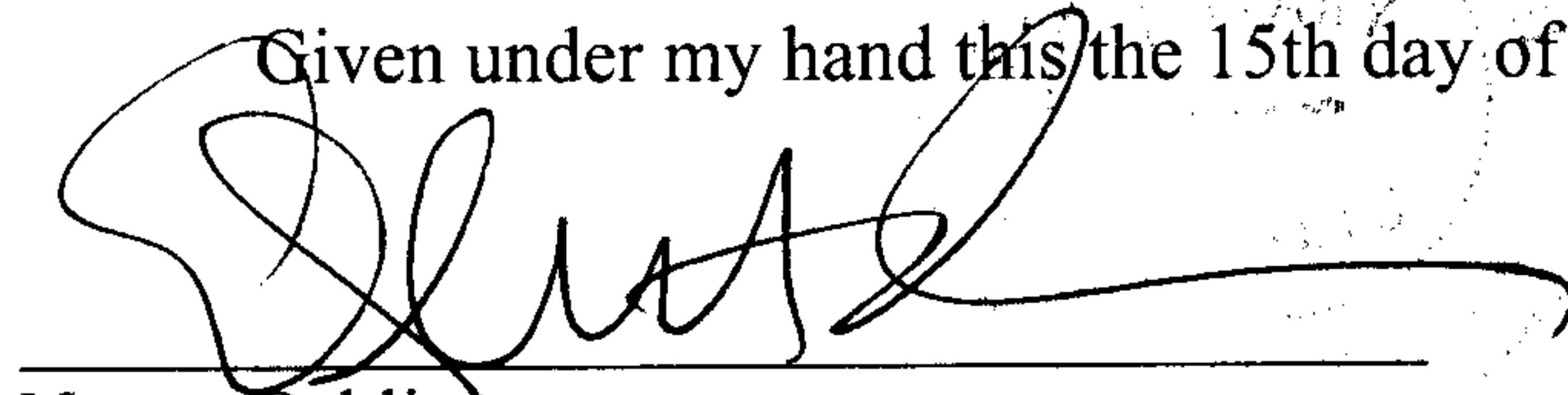

KIMBERLY M MORISSEE

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DAVID W. MORISSE and KIMBERLY M MORISSEE, HUSBAND AND WIFE**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of February, 2008.


Notary Public

My commission expires: _____

9-27-09


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