

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Leigh A Bussey
175 Hwy 101
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20080520000206490 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
05/20/2008 02:51:14PM FILED/CERT

That in consideration of One Hundred Sixty Five Thousand dollars and Zero cents (\$165,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Phillip A Dean and wife, Melody Dean (herein referred to as grantors) do grant, bargain, sell and convey unto Leigh A Bussey and Allen Bussey (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 19 South of the Huntsville Base Line, Range 1 East of the Huntsville Meridian; proceed N 89° 59' 01" E along the South line of said 1/4 - 1/4 section for a distance of 194 feet to the point of beginning; continue N 89° 59' 01" E along said line for a distance of 175.01 feet; turn an angle to the left of 88° 11' 12" and proceed for a distance of 384.49 feet; turn an angle to the left of 90° 59' 59" and proceed for a distance of 177.22 feet; turn an angle to the left of 89° 19' 50" and proceed for a distance of 384.99 feet to the point of beginning.

Subject to taxes for 2008 and subsequent years.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$ 162,450.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of May, 2008.

(Seal)

Phillip A Dean

(Seal)

(Seal)

Melody Dean

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip A Dean and wife, Melody Dean 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 official seal this 6th day of May 2008.

Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 05/20/2008
State of Alabama
Deed Tax: \$3.00

