

**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Forty Five Thousand and no/100's Dollars (\$345,000.00)** and other good and valuable consideration to the undersigned grantor,

**CUSTOM DESIGN, LLC**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**JEFFREY R. BUSH and RONDA F. BUSH**

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1-11, according to the Survey of Chelsea Park, First Sector, Phase I and Phase II, as recorded in Map Book 34, Page 21 A & B, in the Probate Office of Shelby County, Alabama.**

Subject to

1. 2008 and subsequent years ad valorem taxes.
2. The Covenants and By-Laws of Chelsea Park Residential Association.
3. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

**\$327,750.00** of the above consideration is paid by a Purchase Money 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 joint lives of the GRANTEES herein) in the event that 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 GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors 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 said GRANTOR, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 21st day of August, 2008.

ATTEST:

**CUSTOM DESIGN, LLC.**

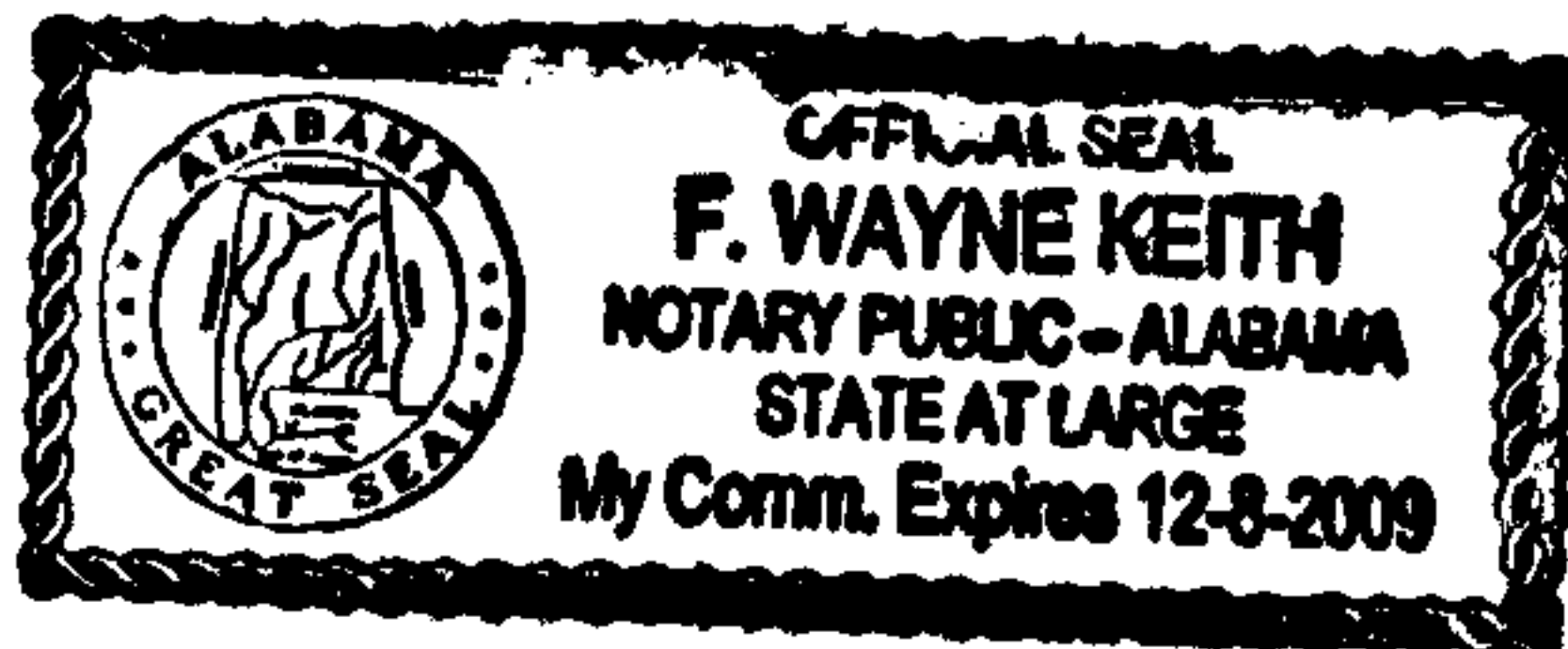
  
It's Managing Member

20080826000342580 2/2 \$31.50  
Shelby Cnty Judge of Probate, AL  
08/26/2008 01:12:23PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Dan Stegal, as Managing Member of Custom Design, LLC., a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 21st day of August, 2008.



  
Notary Public

This instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
Jeffrey R. Bush  
1012 Kingston Road  
Chelsea, Alabama 35043

Shelby County, AL 08/26/2008  
State of Alabama

Deed Tax: \$17.50