

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, Alabama 35243

20091201000441290 1/1 \$31.00  
Shelby Cnty Judge of Probate, AL  
12/01/2009 01:12:27 PM FILED/CERT

SEND TAX NOTICE TO:  
Roy N. Busch  
6509 Mill Creek Circle  
Birmingham, Al 35242

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

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **One Hundred Ninety-nine Thousand Eight Hundred and 00/100 Dollars (\$199,800.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged, we,

**Rachel S. DeQuattro, (being the same as Rachel S. Bailey) and Jeffrey T. DeQuattro, Husband and Wife** (herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

**Roy N. Busch and Amy Busch** (herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 4, according to the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase 2, as recorded in Map Book 21, Page 21, in the Probate Office of Shelby County, Alabama**

Mineral and mining rights excepted. Subject to current taxes, easements, Covenant, Conditions and, restrictions of record. \$179,800.00 of the consideration was paid from a mortgage loan 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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 set our hands and seals, this the 23<sup>rd</sup> day of October, 2009.

Rachel S. DeQuattro

Jeffrey T. DeQuattro by Rachel S. DeQuattro, His Attorney-in-Fact

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel S. DeQuattro, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 23<sup>rd</sup> day of October, 2009.



R. Timothy Estes - Notary Public  
My Commission Expires: July 11, 2011

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, R. Timothy Estes, a Notary Public in and for said State at Large hereby certify that Rachel S. DeQuattro, whose name as Attorney in Fact for Jeffrey T. DeQuattro, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on this the 23<sup>rd</sup> day of October, 2009.



R. Timothy Estes - Notary Public  
My Commission expires: July 11, 2011

Shelby County, AL 12/01/2009  
State of Alabama  
Deed Tax : \$20.00