



20100406000102300 1/2 \$254.00
Shelby Cnty Judge of Probate, AL
04/06/2010 10:10:03 AM FILED/CERT

Send tax notice to:

KENNETH BUSH
3455 CROSSINGS WAY
HOOVER, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010084

WARRANTY DEED

Shelby County, AL 04/06/2010

State of Alabama

Deed Tax : \$240.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned, THOMAS JACOB McQUEEN, An Unmarried Man (hereinafter referred to as "Grantors") by KENNETH BUSH and MICHELLE BUSH (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, AS RECORDED IN MAP BOOK 29, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THOMAS JACOB McQUEEN IS THE SURVIVING GRANTEE OF THE DEED RECORDED IN INSTRUMENT #20020523000245280, ALTA JEAN McQUEEN HAVING DIES ON 12/22/09.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. 5-FOOT MINIMUM BUILDING SETBACK LINE FROM CROSSINGS WAY, 7.5 FOOT EASEMENT RUNNING ALONG THE NORTHERLY LOT LINE AND A 10 FOOT EASEMENT RUNNING ALONG THE WESTERLY LOT LINE AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY TO SHELBY COUNTY.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY
6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
7. RIGHT OF WAY TO THE CITY OF HOOVER.

\$-0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

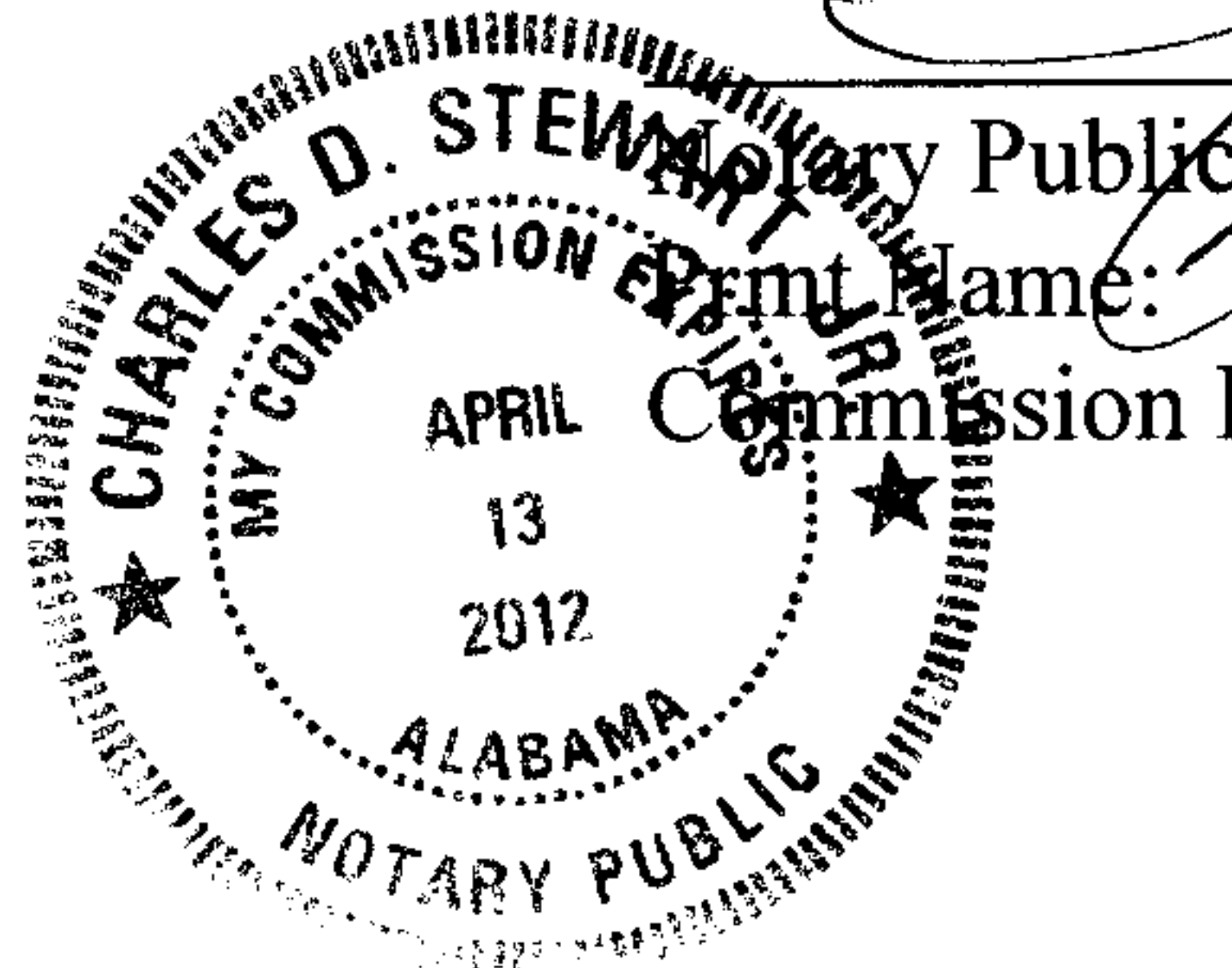
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 31st day of March, 2010.


THOMAS JACOB McQUEEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS JACOB McQUEEN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2010.



Notary Public

Print Name:

Commission Expires:

4-13-12