

SEND TAX NOTICE TO:
Leland D. Busby and Angelia Busby
72 Bonnie Blue Lane
Columbiana, AL 35051

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax: \$42.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Four Hundred Fifteen Thousand dollars & no cents (\$415,000.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, **Billy Wayne Holliday and Leslie H. Holliday, husband and wife** (herein referred to as **GRANTORS**), do grant, bargain, sell and convey unto **Leland D. Busby and Angelia Busby** (herein referred to as **GRANTEES**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 10-A, SECTOR ONE, ACCORDING TO THE RESURVEY OF LOT 1 TARA SUBDIVISION SECTOR TWO AND RESURVEY OF LOTS 9 AND 10 AND ACREAGE TARA SUBDIVISION SECTOR ONE, AS RECORDED IN MAP BOOK 25, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$373,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Such state of facts as shown on subdivision plat recorded in Plat Book 25, Page 121.
7. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
8. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 24, Page 72 A&B and Map Book 25, Page 121.
9. 20' utility easement side and rear as shown on recorded Map Book 25, Page 121.

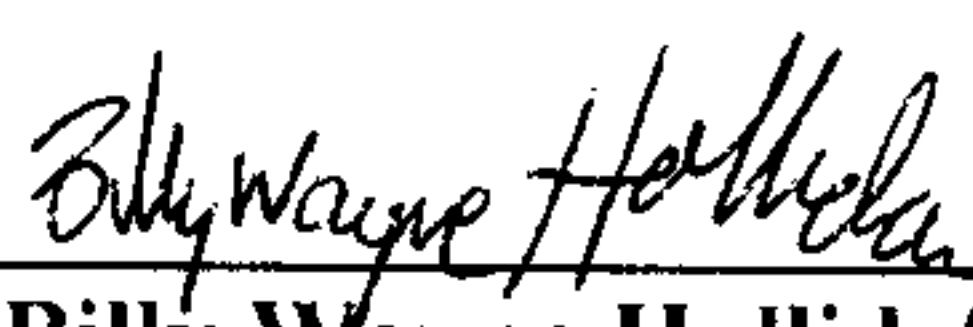
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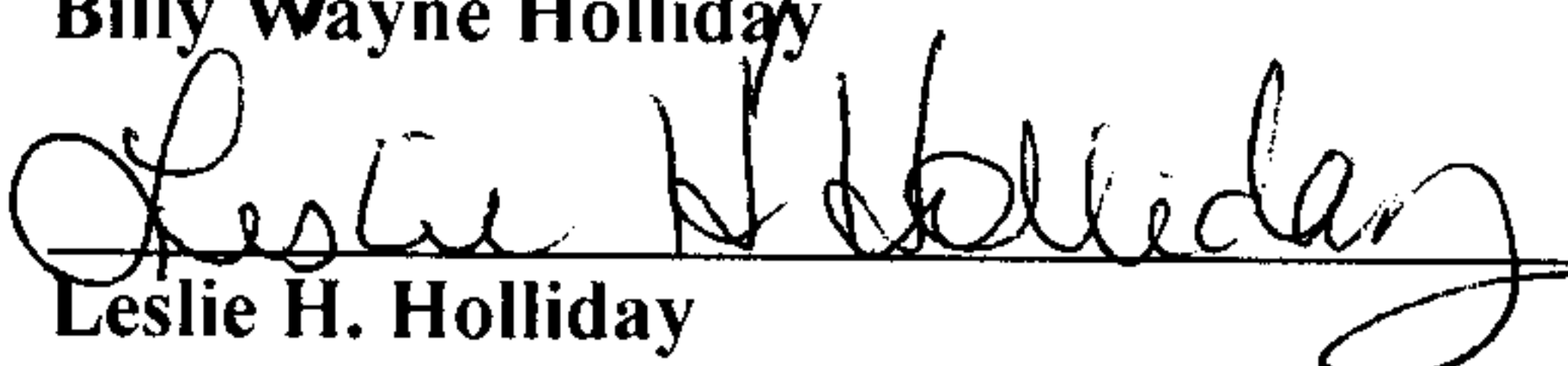
10. Easement to Alabama Power Company as recorded in Instrument 20040423000209930.
11. Easement(s) to L& N Railroad Co. as shown on recorded Deed Book 22, Page 46.
12. Memorandum of Oil and Gas Lease to Atlantic Richfield as set out in Deed Book 324, Page 381.
13. Reservation of access easement as set out in Real 84, Page 797; Real 234, Page 478; Real 211, Pages 561 and 563; Instrument 1996-33161; Instrument 1997-40816; Instrument 1997-40819 and Instrument 1997-40817.
14. A non-exclusive perpetual easement running with the land, for ingress, egress, drainage and utilities recorded in Instrument 1998-27712.
15. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 as recorded in Real 98, Page 776 and Real 84, Page 797.
16. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1998-32485; Instrument 1998-39153; Instrument 1999-1302; Instrument 2000-1328 and Instrument 2000-26955 in the Probate Office of Shelby County, Alabama.

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, GRANTORS have hereunto set our hands and seals, this **December 27, 2011**.


Billy Wayne Holliday (Seal)


Leslie H. Holliday (Seal)

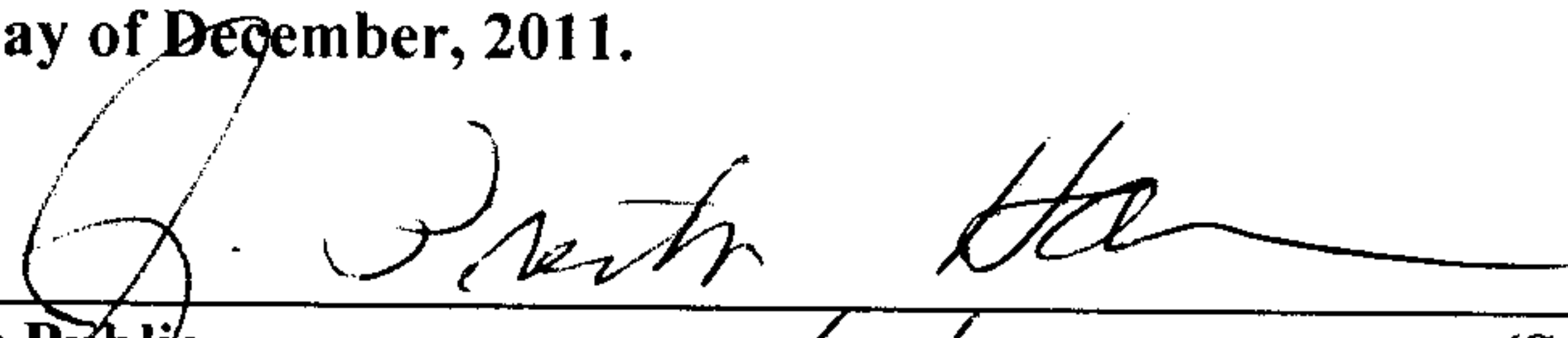
STATE OF ALABAMA

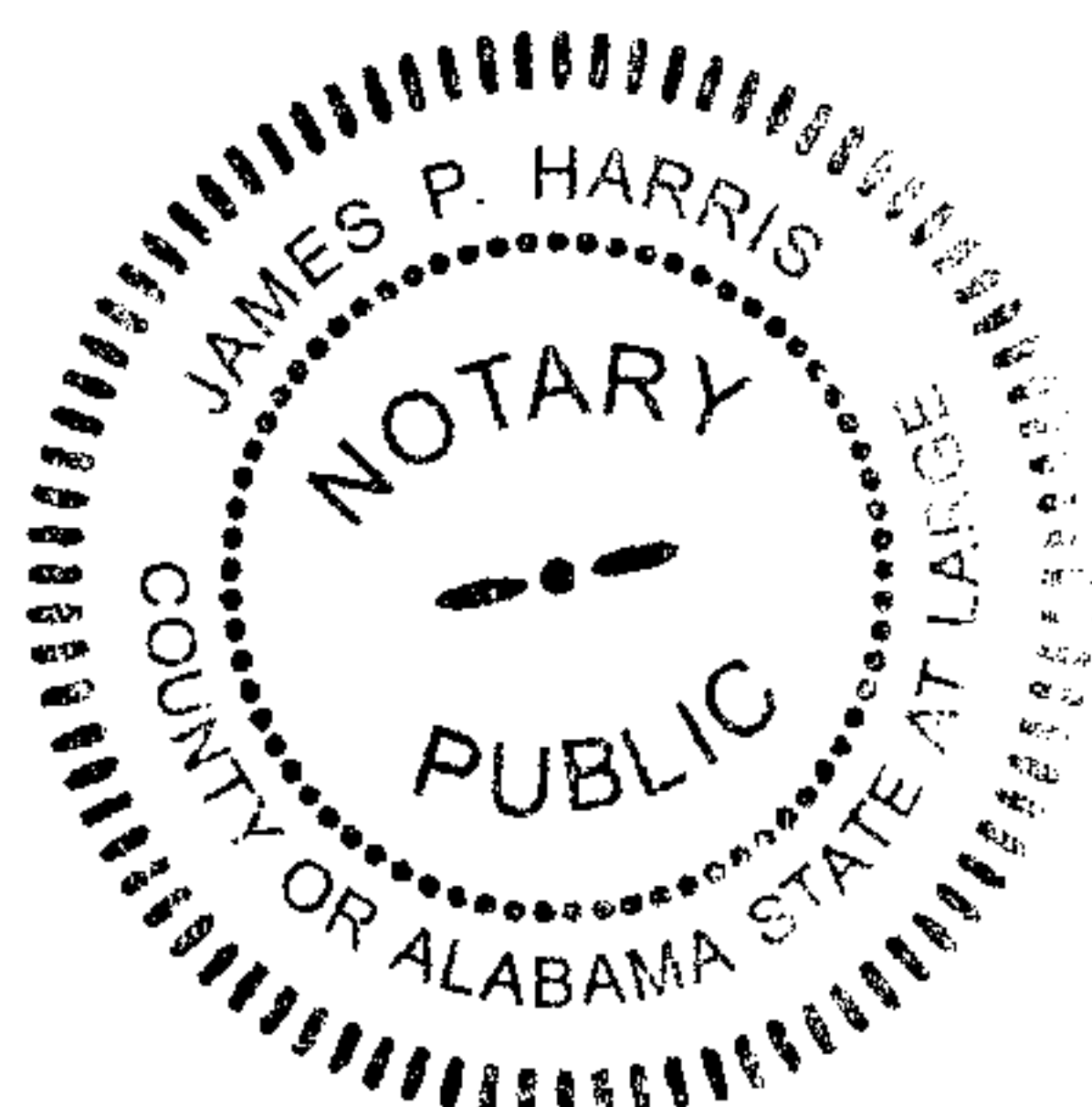
General Acknowledgement


JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Wayne Holliday and Leslie H. Holliday, whose names were signed to the foregoing conveyance, and who are known to me (or satisfactorily proven), 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 27th day of December, 2011.


Notary Public. (Seal)
My Commission Expires: 4/6/2014




20120106000006960 2/2 \$57.00
Shelby Cnty Judge of Probate: AL
01/06/2012 10:38:47 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP