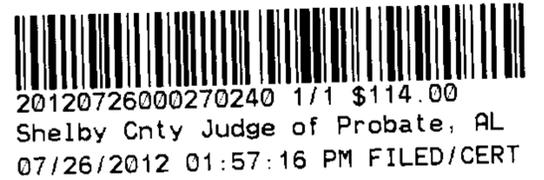


NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER AT THE REQUEST OF THE PARTIES  
HEREIN.

This instrument was prepared by  
CHESLEY P. PAYNE, ATTORNEY  
MASSEY, STOTSER & NICHOLS, P.C.  
1780 GADSDEN HIGHWAY  
BIRMINGHAM, AL. 35235

SEND TAX NOTICE TO:  
JAMES W. BUSBY, JR.  
1526 Oak Park Drive  
Helena, AL. 35080



**QUITCLAIM DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

*\$102,000 value*

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **DEBORAH A. BUSBY SIMS, a married woman** (hereinafter referred to as GRANTORS) hereby renuse, release, quit claims, and conveys to **JAMES W. BUSBY, JR. and RACHEL BUSBY** (hereinafter referred to as GRANTEE), as joint tenants, with right of survivorship, all her right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 22, according to the Map of Oak Park, Sector 1, as recorded in Map Book 23, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2012 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

**This property is not the homestead of Deborah A. Busby Sims or her spouse as defined by the Code of Alabama.**

Note: Deborah A. Busby Sims, grantor herein, is one and the same person as Deborah A. Busby, grantee in that certain deed dated August 14, 1998 and recorded in Instrument No. 1998-31814, 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.

Given under my hand and seal, on this the 10 day of July, 2012.

*Deborah A. Busby-Sims* (SEAL)  
DEBORAH A. BUSBY SIMS

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that DEBORAH A. BUSBY SIMS, a married woman, 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 and as her act on the day the same bears date.

Given under my hands and official seal this the 13<sup>th</sup> day of July, 2012.

*Chesley P. Payne*  
Notary Public  
My Commission Expires: 3-2-15

Shelby County, AL 07/26/2012  
State of Alabama  
Deed Tax: \$102.00