

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Mr. & Mrs. Jason Wayne Buse
1048 Pine Valley Dr.
Colera, AL 35040

20140117000017340 1/4 \$38.00
Shelby Cnty Judge of Probate, AL
01/17/2014 02:11:16 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY NINE THOUSAND NINE HUNDRED AND NO/00 DOLLARS (\$99,900.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank C. Ellis, III, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jason Wayne Buse and Shannon Nicole Buse, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2014 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

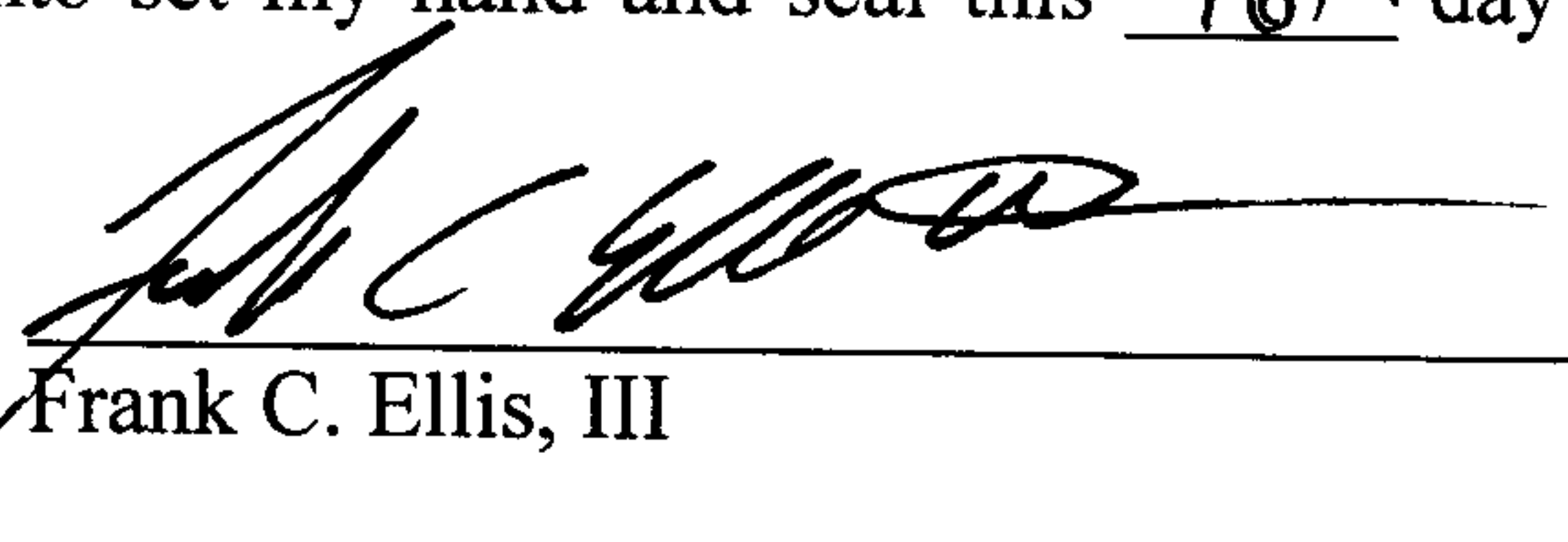
\$84,900.00 of the above recited purchase price is being paid by a mortgage being recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

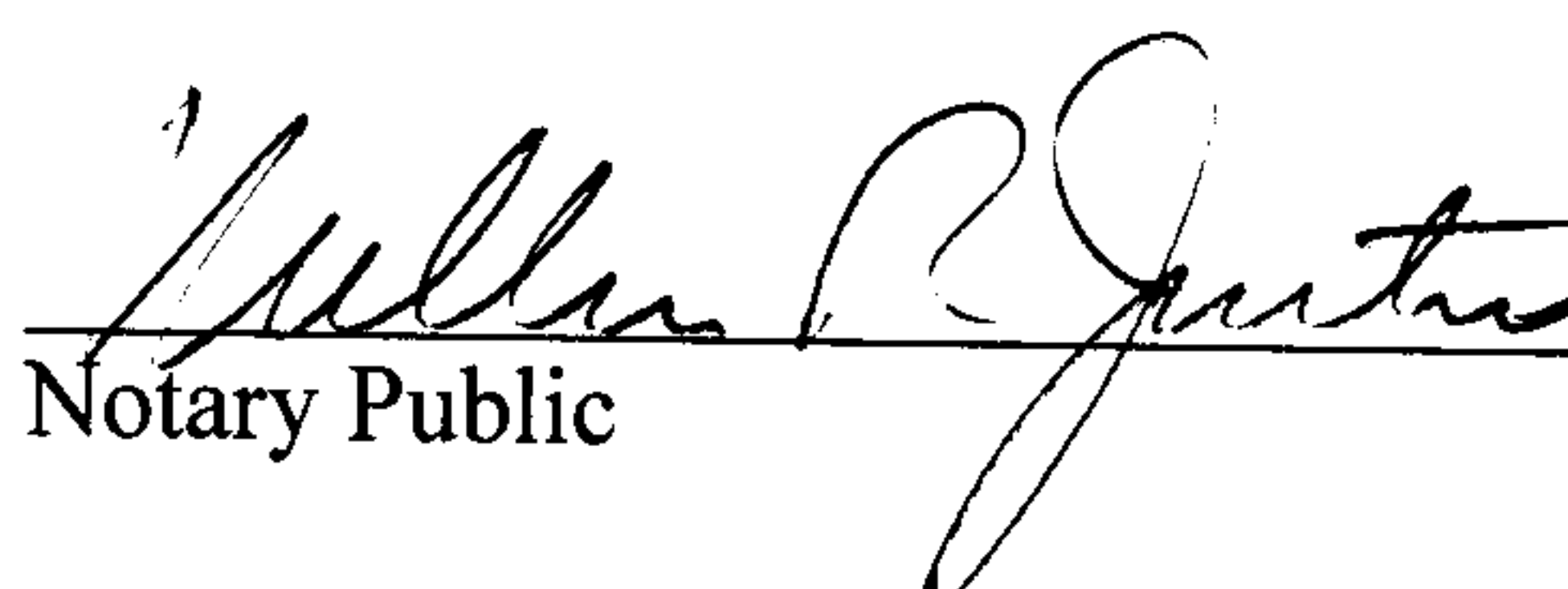
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of January, 2014.


Frank C. Ellis, III

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Frank C. Ellis, III, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 2014.


Notary Public

My commission expires: 9/12/15

Shelby County, AL 01/17/2014
State of Alabama
Deed Tax: \$15.00



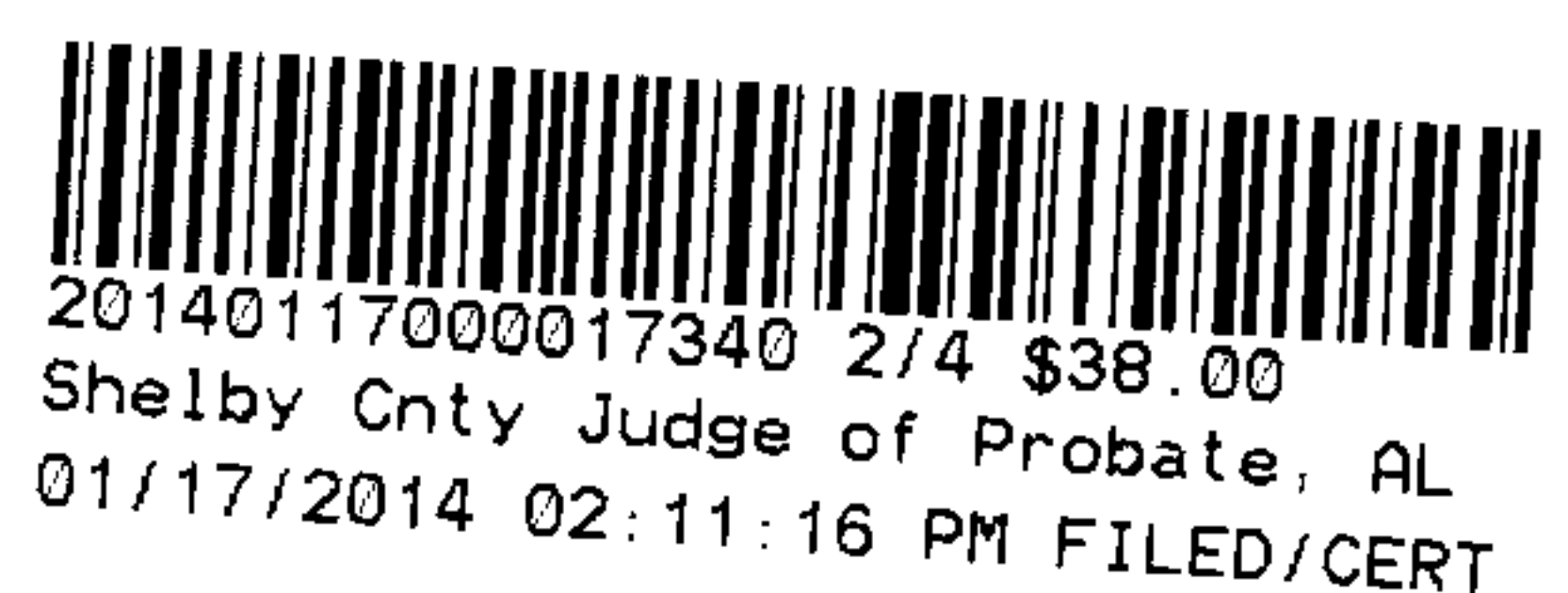
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO TIM BILLINGSLEY, RECORDED IN DEED BOOK 258 AT PAGE 541, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE N 00°36'17" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 1009.11 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE S 89°23'43" W, A DISTANCE OF 543.36 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE EAST LINE OF LOT 27 OF THE FIRST ADDITION TO TRIPLE SPRINGS, SECOND SECTOR, MAP BOOK 6, PAGE 155; THENCE S 32°14'56" E, ALONG THE EAST LINE OF LOT 27, A DISTANCE OF 132.49 FEET, TO A 5/8" REBAR, FOUND; THENCE S 31°28'46" W, ALONG THE EAST LINE OF LOT 27, A DISTANCE OF 104.74 FEET, TO A 5/8" REBAR, FOUND; THENCE S 46°25'20" W, ALONG THE EAST LINE OF LOT 27, A DISTANCE OF 91.19 FEET, TO A 5/8" REBAR, FOUND; THENCE S 14°25'31" E, ALONG THE EAST LINE OF LOTS 27 AND 28, A DISTANCE OF 73.05 FEET, TO A 5/8" REBAR, FOUND;

THENCE S 13°12'17" E, ALONG THE EAST LINE OF LOT 28, A DISTANCE OF 157.71 FEET, TO A 5/8" REBAR, FOUND ON THE NORTH LINE OF THE SKYLINE SUBDIVISION, MAP BOOK 22, PAGE 54; THENCE S 67°50'14" E, ALONG THE NORTH LINE OF SKYLINE SUBDIVISION, A DISTANCE OF 79.00 FEET, TO A REBAR, STAMPED "H. KING - RPLS", FOUND; THENCE S 68°05'37" E, ALONG THE NORTH LINE OF SKYLINE SUBDIVISION, A DISTANCE OF 105.09 FEET, TO A 1 1/4" CRIMPED PIPE, FOUND; THENCE S 64°47'21" E, A DISTANCE OF 150.00 FEET, TO A 1 1/4" CRIMPED PIPE, FOUND; THENCE S 24°55'09" W, A DISTANCE OF 240.90 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 78; THENCE S 64°16'57" E, A DISTANCE OF 72.13 feet to a 1/2" rebar set, with a cap stamped



(Legal Description continued)

" S. Wheeler RPLS 16165; thence North 25 degrees 43 minutes 03 seconds East a distance of 208.72 feet to a ½" rebar set, with a cap stamped "S. wheeler RPLS 16165; thence South 64 degrees 16 minutes 57 seconds East a distance of 208.72 feet to a ½" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 25 degrees 43 minutes 03 seconds West, a distance of 208.72 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165; thence South 64 degrees 16 minutes 57 seconds East, a distance of 96.49 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 88 degrees 33 minutes 04 seconds East a distance of 41.07 feet to the point of beginning.#377.34 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE N 88°33'04" E, A DISTANCE OF 41.07 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO TIM BILLINGSLEY, RECORDED IN DEED BOOK 258 AT PAGE 541, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 36; thence South 00 degrees 36 minutes 17 seconds East, along the east line of said sixteenth section, a distance of 319.40 feet to a ½" rebar set, with a cap stamped "S. wheeler RPLS 16165"; thence South 89 degrees 23 minutes 43 seconds West, a distance of 543.36 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the East line of Lot 27 of the First Addition to Triple Springs, Second Sector, Map Book 6, Page 155; thence North 32 degrees 14 minutes 56 East along the East line of Lot 27, a distance of 35.76 feet to a point; thence North 14 degrees 03 minutes 48 seconds West, a distance of 94.66 feet to a point; thence North 22 degrees 57 minutes 30 seconds West, a distance of 105.46 feet to a point; thence North 11 degrees 53 minutes 35 seconds East, a distance of 97.81 feet to a point on the North line of Section 36; thence North 88 degrees 54 minutes 07 seconds East, along the North line of Section 36, a distance of 603.23 feet to the point of beginning.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Frank C. Ellis, III,
Mailing Address P O Box 1177
Columbiana, AL 35051

Grantee's Name: Jason Buse & Shannon Buse
Mailing Address: 1048 Pine Valley Dr.
Calera, AL 35046

Property Address: Mooney Road
Columbiana, AL 35051

Date of Sale 1/16/14
Total Purchase Price \$ 99,900.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other –


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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

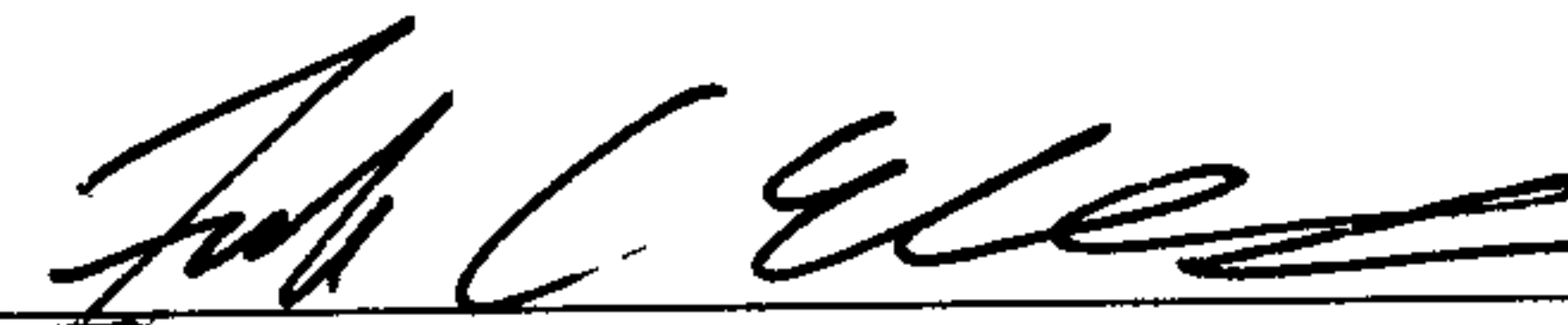
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 1/16/14

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Frank C. Ellis III

☐ Unattested

(Verified by)