

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Michael T. Hornsby & Pamela M. Hornsby  
100 Stevens Hill Circle  
Hoover, AL 35244

20141021000333100 10/21/2014 04:01:59 PM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$318,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Emily Beth Busby and William K. Busby, wife and husband, whose mailing address is 1200 Brownwood Ln, Guntersville, AL 35976 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Hornsby and Pamela Hornsby, whose mailing address is 100 Stevens Hill Circle, Hoover, AL 35244 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 100 Stevens Hill Circle, Birmingham, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$254,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 20th day of October, 2014.

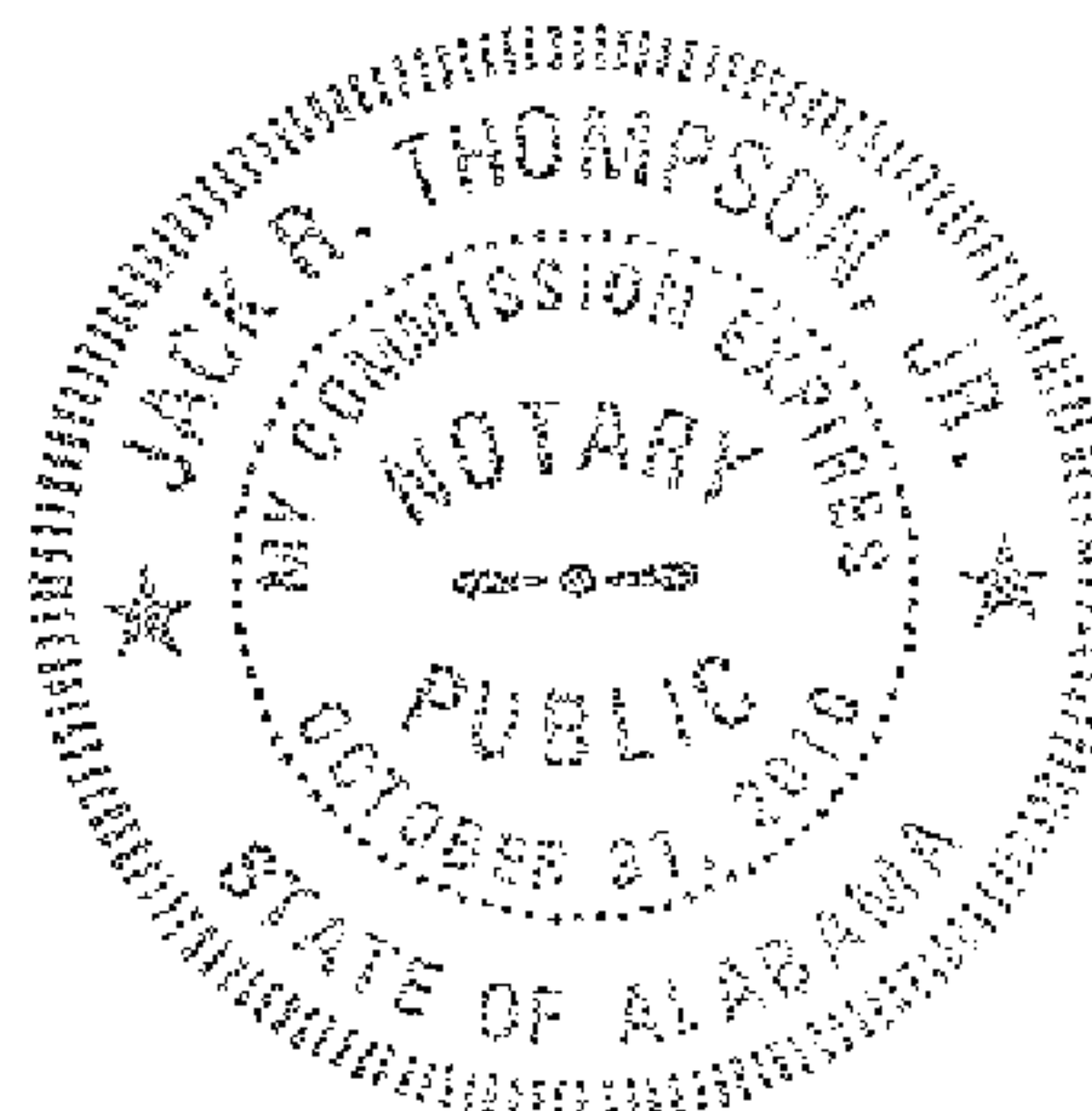
Emily Beth Busby  
Emily Beth Busby  
William K. Busby  
William K. Busby

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Emily Beth Busby and William K. Busby, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 20<sup>th</sup> day of October, 2014.

[Signature]  
Notary Public  
Commission Expires: 10/31/2016



S14-2761HUD

EXHIBIT "A"  
Legal Description

Lot 36, according to the Amended Plat of Brookhaven, Sector III, as recorded in Map Book 11, page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except a parcel of land described as follows: Begin at the NE corner of Lot 36, Amended Plat of Brookhaven, Sector III, as recorded in Map Book 11, page 24; thence in a Westerly direction along the North line of Lot 36, for 218.60 feet to a point on the right of way line of Stevens Hill Circle; said point being a common corner of Lots 36 and 37; thence in a Southerly direction along said right of way line, a distance of 1.0 feet; thence in an Easterly direction, 218.61 feet to the Point of Beginning.

There is also conveyed a part of Lot 35, of Amended Plat of Brookhaven, Sector III, described as follows: Begin at the common corner of Lots 35 and 36, said point being on the South right of way line of Stevens Hill Circle; thence Southeast along common line for 35.0 feet; thence 37°24'04" left and continue Southeast 137.62 feet to the common corner of Lots 35 and 36; thence Southwesterly along the Southerly line of Lot 35, for 31.0 feet; thence 52°37'21" right in a Northwesterly direction, 166.44 feet to a point on the Southerly right of way line of Stevens Hill Circle; thence in a Northeasterly direction along said right of way line, 27.0 feet to the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/21/2014 04:01:59 PM  
\$81.00 CHERRY  
20141021000333100

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.