

20150413000117570

04/13/2015 12:24:56 PM

DEEDS 1/2

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:

Brandon Matthews  
Jennifer Matthews

108 Kentwood Terrace  
Alabaster, AL 35007

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of \$209,000.00, 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 Thomas Buster and Faith Whidden-Buster, husband and wife, whose mailing address is 171 Highway 89 MonteValle AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brandon Matthews and Jennifer Matthews, whose mailing address is 108 Kentwood Terrace, Alabaster, AL 35007 (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 108 Kentwood Terrace, Alabaster, AL 35007; 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.

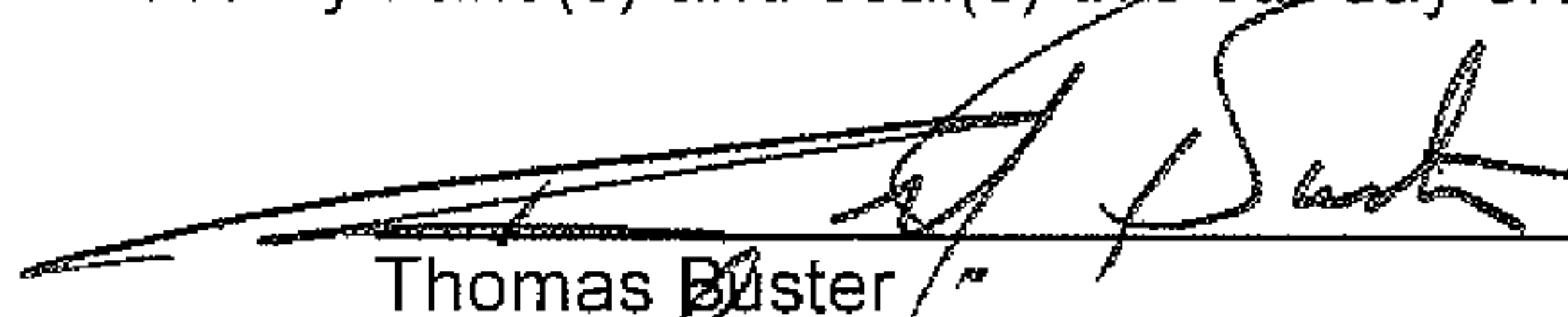
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

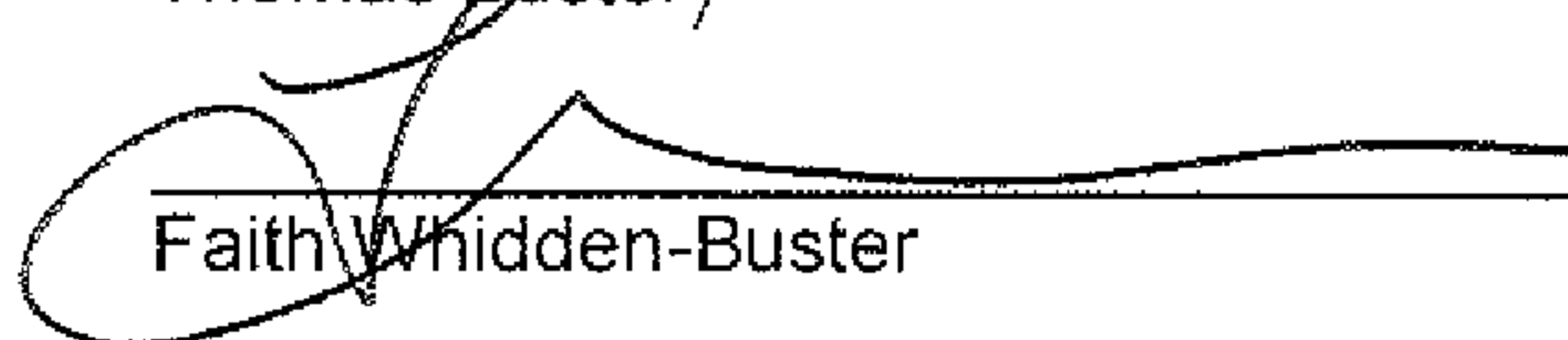
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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; \$205,214.00 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 6th day of April, 2015.

  
Thomas Buster

  
Faith Whidden-Buster

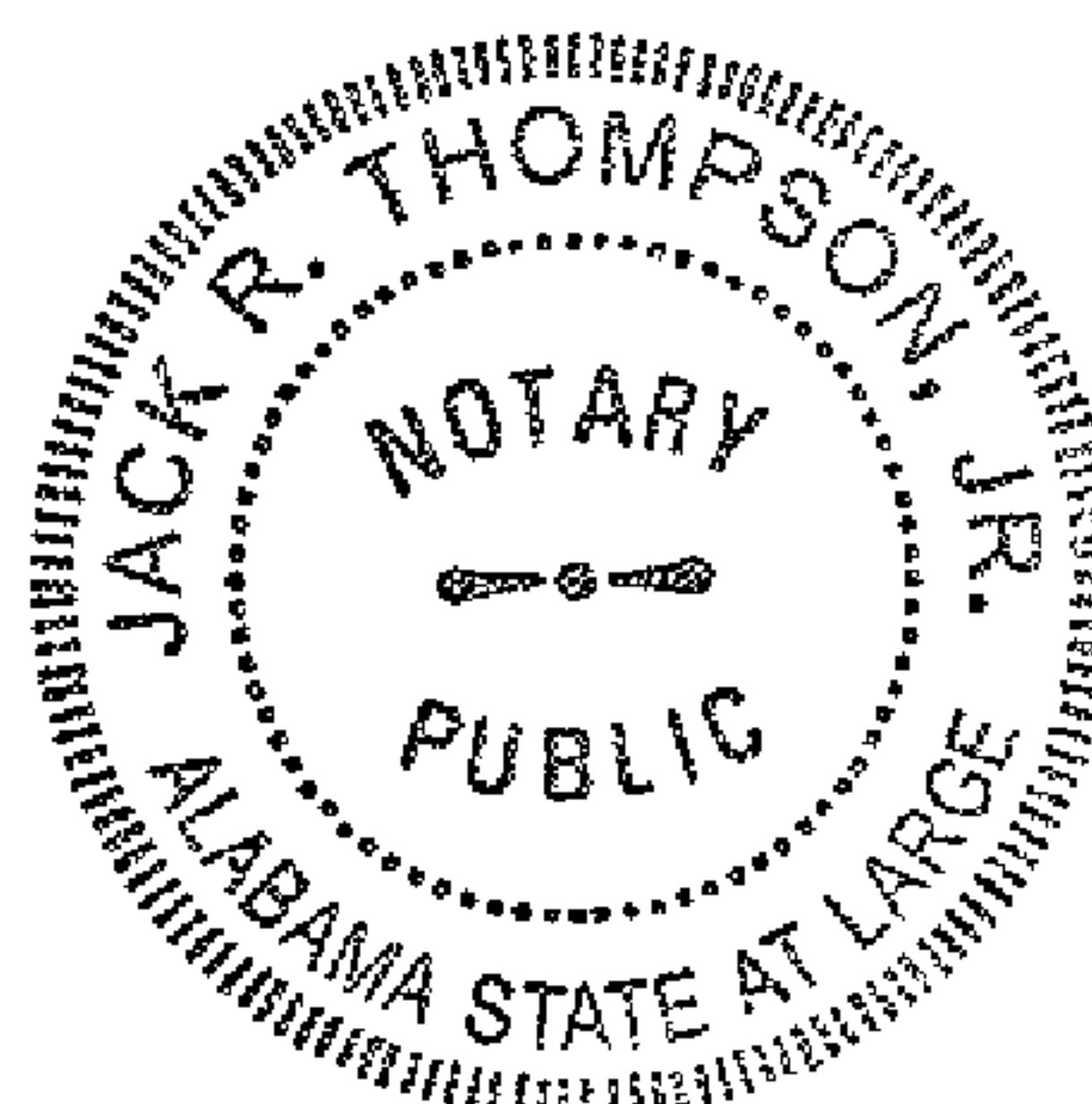
State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Thomas Buster and Faith Whidden-Buster, 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 6th day of April, 2015.

  
Notary Public

Commission Expires: 10/31/2016



S14-2792HUD

EXHIBIT "A"  
Legal Description

Lot 138, according to the Survey of Kentwood, Third Addition Phase Two, as recorded in Map Book 19, Page 167, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/13/2015 12:24:56 PM  
\$21.00 CHERRY  
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A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.