

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:
Thomas Buster

171 Hwy 89
Montevallo, AL 35115

20150420000126170 04/20/2015 10:56:34 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$357,000.00, 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 Donald Y. Stonicher and Kimberly Stonicher, Husband and Wife, whose mailing address is 253 Camda Cove Parkway Calera AL 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Thomas Buster, whose mailing address is 171 Hwy 89, Montevallo, AL 35115 (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 171 Highway 89, Montevallo, AL 35115; 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: \$368,781.00 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 17th day of April, 2015.

Donald Y. Stonicher
Donald Y. Stonicher

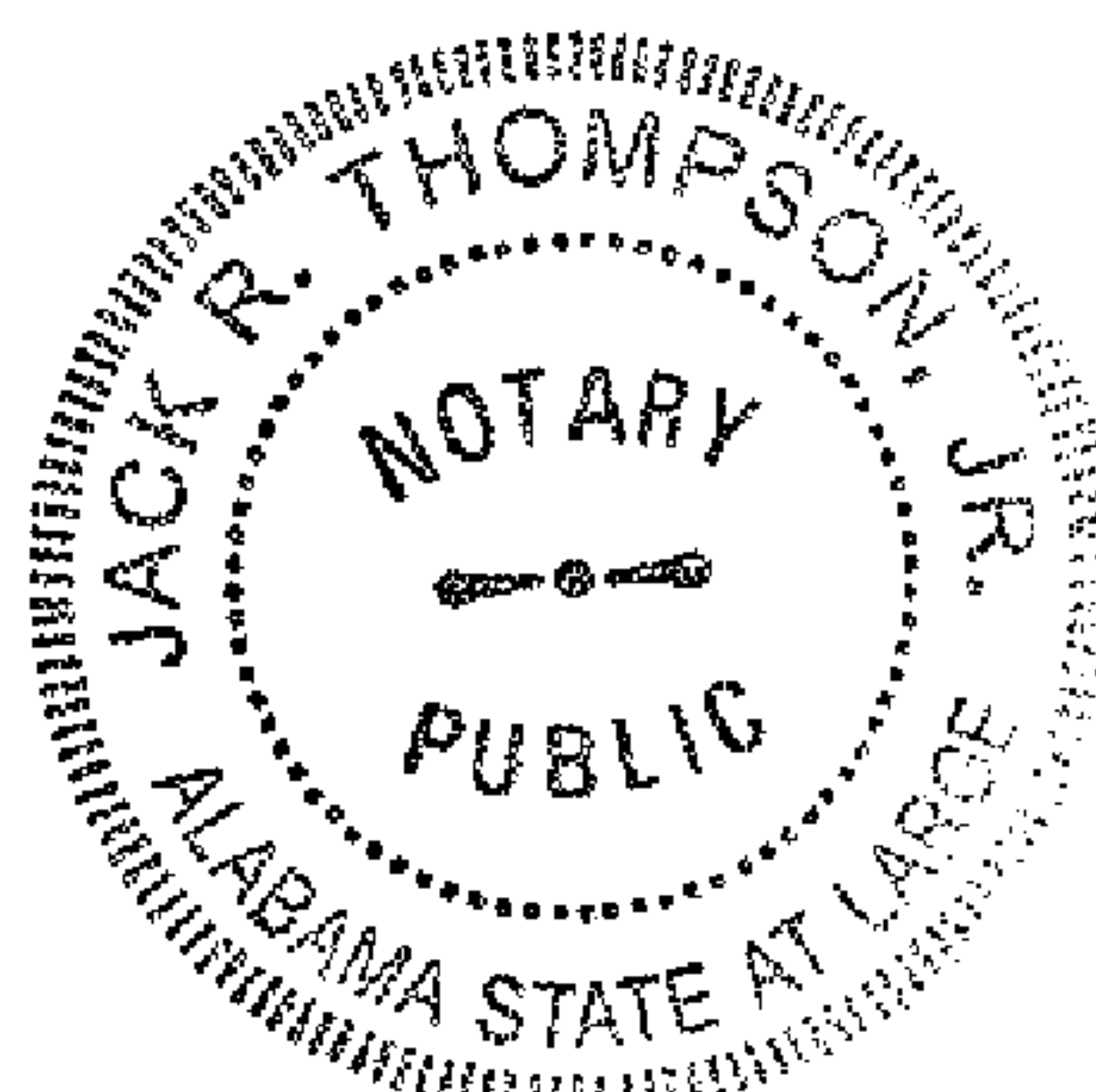
Kimberly Stonicher
Kimberly Stonicher

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Donald Y. Stonicher and Kimberly Stonicher, 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 17th day of April, 2015.

Jack R. Thompson, Jr.
Notary Public
Commission Expires: 10/31/2016



S15-0811HUD

EXHIBIT "A"
Legal Description

From the Southwest corner of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run Northerly along a fence depicting the West section line 958.587 feet to a fence corner, thence deflect right 92 degrees 04 minutes 59 seconds and run Easterly along a wood fence and metal fence, respectively for 1142.016 feet to a concrete monument on the West right-of-way line of County Road No. 89; thence deflect right 63 degrees 55 minutes 38 seconds and run Southeasterly along said right-of-way line 340.805 feet to a fence corner; thence deflect right 51 degrees 42 minutes 14 seconds and run Southwesterly along a metal fence 715.739 feet to the South line of Section 8, deflect right 64 degrees 10 minutes 15 seconds and run Westerly 950.141 feet, back to the beginning point.

LESS AND EXCEPT:

A part of the Southwest quarter Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 8; thence run South 89 degrees 38 minutes 04 seconds East along the South line of said Section 8 a distance of 359.57 feet to the Point of Beginning; thence run North 10 degrees 34 minutes 56 seconds West a distance of 201.36 feet; thence run North 78 degrees 49 minutes 31 seconds East a distance of 209.53 feet; thence run South 16 degrees 15 minutes 54 seconds East a distance of 250.08 feet to the South line of said Section 8; thence run North 89 degrees 38 minutes 04 seconds West along said South line a distance of 238.62 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

A parcel of land lying in the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows: Begin at SW corner of above said Section, Township and Range, said point being the POINT OF BEGINNING; thence South 89 degrees 38 minutes 04 seconds East, a distance of 359.57 feet; thence North 10 degrees 35 minutes 01 seconds West a distance of 201.37 feet; thence North 78 degrees 49 minutes 31 seconds East, a distance of 209.53 feet; thence South 16 degrees 15 minutes 54 seconds East, a distance of 250.08 feet; thence South 89 degrees 38 minutes 04 seconds East, a distance of 197.39 feet; thence North 17 degrees 39 minutes 51 seconds West a distance of 299.31 feet; thence South 83 degrees 31 minutes 45 seconds West, a distance of 711.04 feet; thence South 00 degrees 30 minutes 31 seconds East a distance of 200.00 feet to the POINT OF BEGINNING



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2015 10:56:34 AM
\$18.00 CHERRY
20150420000126170

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name and title.