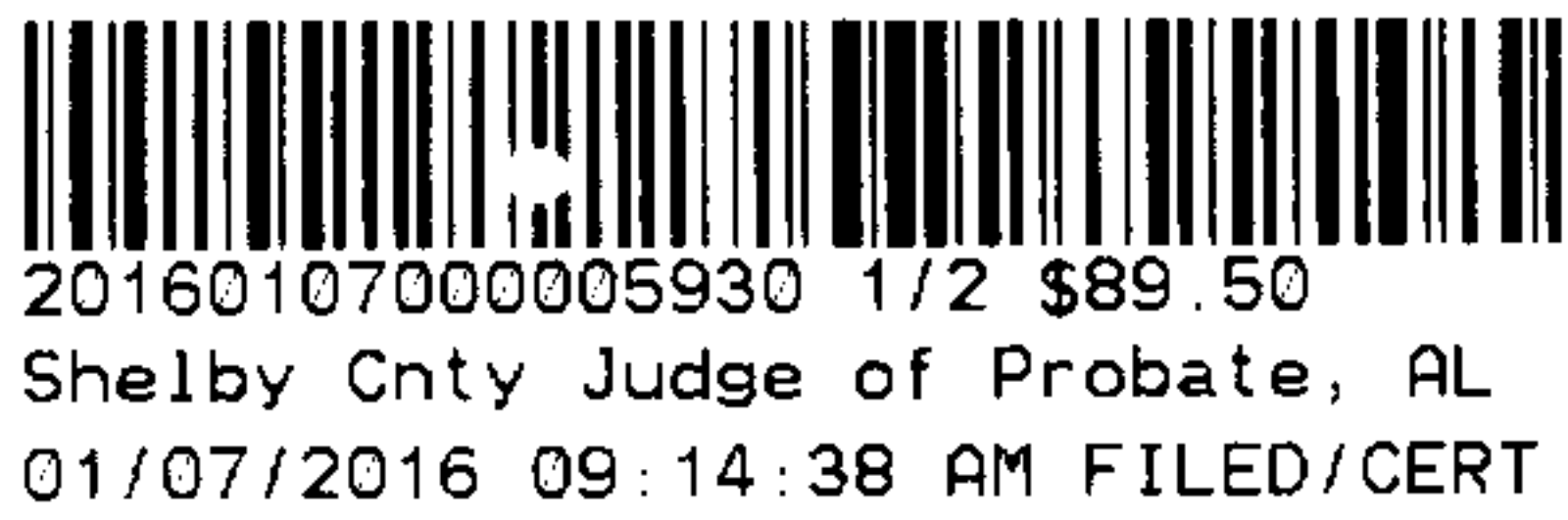


Prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To:
Charles M. Busbee
471 Savannah Cove
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, ANNE BUSBEE, an unmarried woman, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, CHARLES M. BUSBEE (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, bearing a physical address of 471 Savannah Cove, Calera, AL 35040, to-wit:

LOT 531, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

Grantor, Anne Busbee, is executing this Deed in accordance with the terms of the Marriage Settlement Agreement of the Parties dated April 28, 2015 and filed in the Circuit Court of Shelby County, Alabama, Civil Action No.: DR-2015-900296, as to the real property only. Grantor acknowledges all sums due her under said Agreement, if any, have been paid in full.

This instrument was prepared without benefit of a title examination or survey.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on December 28, 2015 .

Shelby County, AL 01/07/2016
State of Alabama
Deed Tax: \$72.50

Anne Busbee
ANNE BUSBEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Anne Busbee, 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 said conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal on December 28, 2015.

William Patrick Cockrell
Notary Public

My commission expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Margaret Anne Busbee
Mailing Address 9166 Brookline Lane
Helena, AL 35080

Grantee's Name Charles M. Busbee
Mailing Address 471 Savannah Cove
Calera, AL 35040

Property Address 471 Savannah Cove
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$145,000.00 1/2 value 72,500
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

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 12/28/2015

Print Janet Friedman

Unattested

STH

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160107000005930 2/2 \$89.50
Shelby Cnty Judge of Probate, AL
01/07/2016 09:14:38 AM FILED/CERT