

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Robert E. Busby, a single person**, do grant, bargain, sell and convey unto the Grantee,

“ROBERT E. BUSBY and Angela H. Woods Puckett, Trustees, or their successors in interest, of the Survivor’s Trust under the Busby Revocable Living Trust f/b/o Robert Busby dated October 29, 2018, and any amendments thereto.” (a revocable trust)

in the following described real property situated in Shelby County, Alabama,

SUBJECT TO the reservation stated below, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

Property remains the homestead of the Grantor.

Patricia J. Busby, the other grantee in the that certain joint tenants with survivorship deed recorded in 20050531000260500 died on or about September 8, 2018.

**This deed prepared without benefit of title examination or survey.
The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns, in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with

the said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said real property; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this October 29, 2018.

Robert E. Busby (SEAL)
Robert E. Busby

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Robert E. Busby a single man**, 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 October 29, 2018.

Alicia Scott

Notary Public
My Commission Expires:

My Commission Expires
July 27, 2022

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281 *phone*
(205) 663-9464 *fax*

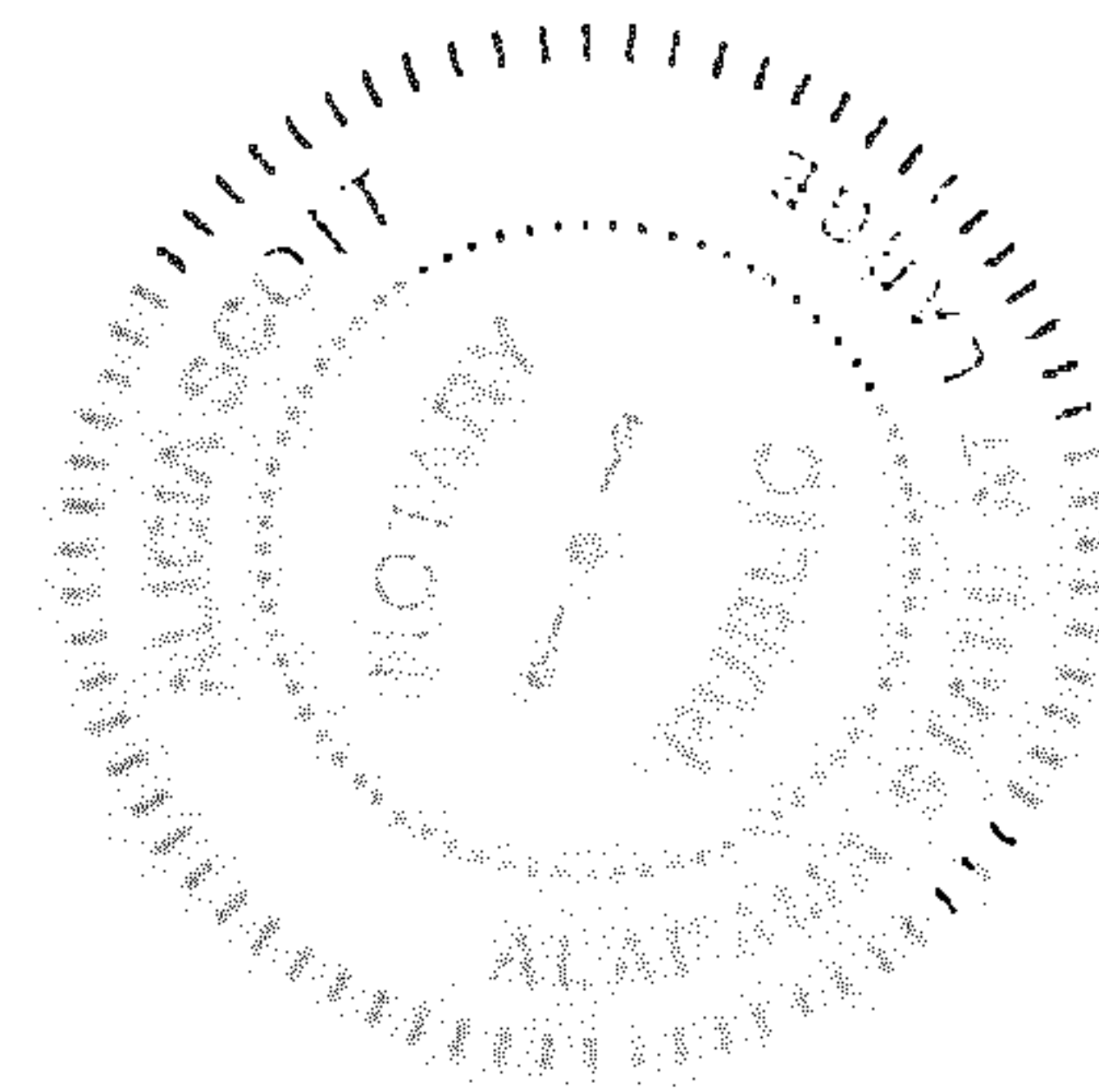


Exhibit A

Commence at the NW corner of Section 24, Township 21 South, Range 1 East and run South 00°10' West for 622.10 feet; thence run North 88°35' East for 390.21 feet; thence run South 03°49' West for 35.0 feet; thence run North 88°35' East for 28.06 feet; thence run South 12°21' East for 229.81 feet; thence run South 00°05' East for 185.22 feet to the point of beginning; thence run South 56°18' East for 752.58 feet, more or less, to a point on the West Bank of the Coosa River; thence run South 19°15' West along said river bank for a distance of 269.39 feet; thence run North 68°16' West for 308.05 feet to the center line of the paved drive; thence run North 09°46' West along the paved drive for 102.12 feet; thence run North 33°39' West along said paved drive for 174.42 feet; thence run North 14°09' East along said paved drive for 69.19 feet; thence run North 39°44' West along said paved drive for 243.12 feet; thence run North 10°48' West along said paved drive for 68.83 feet; thence run South 56°18' East for 17.21 feet to the point of beginning.

Also, an easement for ingress and egress described as follows:

Description of 30 foot wide access easement, commence at the Northwest corner Section 24, Township 21 South, Range 1 East and run S 00°10' W for 622.01 feet; thence run N 88°35' E for 390.21 feet; thence run S 03°49' W for 35.0 feet; thence run 88°35' E for 12.79 feet to the point of beginning of the centerline of a 30 foot wide access easement; thence run S 12°21' E for 234.34 feet; thence run S 00°05' E for 170.84 feet; thence run S 10°48' E for 68.83 feet; thence run S 39°44' E for 243.12 feet; thence run S 14°09' W for 69.19 feet; thence run S 33°39' E for 174.42 feet; thence run S 09°46' E for 112.00 feet to the point of ending of the centerline of a 30 foot wide access easement.

Real Estate Sales Validation Form

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

Grantor's Name Robert E. Busby
 Mailing Address 399 Hummingbird Lane
 Wilsonville, AL 35186

Grantee's Name Robert E Busby TTEE Survivor's Trst
 Mailing Address Busby Revocable Living Trst fbo
 Robert Busby Oct 29, 2018
 399 Hummingbird LnWilsonville35186

Property Address Parcel #
 20 6 24 0 001 002.004
 399 Hummingbird Lane
 Wilsonville, AL 35186

Date of Sale October 29, 2018
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 525,530.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor
☐ Closing Statement

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 10/29/2018

Print JOHN R. HOLLIMAN / AS

Unattested

Sign John R. Holliman / AS
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Record (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2018 08:01:51 AM
 \$550.00 JESSICA
 20181120000408810

Print Form

Form RT-1



Allen S. Bayl