

20190129000029730
01/29/2019 10:58:56 AM
DEEDS 1/2

Send tax notice to:
SCOTT BUZBEE
CATHY A. GALBREATH
1779 HIGHWAY 32
COLUMBIANA, AL 35051
PLC1900012

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy
Suite 280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Five Thousand and 00/100 Dollars (\$95,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Lisa M. Dennis, an unmarried woman, whose mailing address is: 150 Willow Lake Lane, Wilsonville, AL 35186, (hereinafter referred to as "Grantors"), by Scott Buzbee and Cathy A Galbreath, whose mailing address is: 1779 Highway 32, Columbiana, AL 35051, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the property address of which is: 1818 Highway 7, Wilsonville, AL 35186, to-wit:

LOT 2, ACCORDING TO THE PLAT OF BORDEN ACRES, AS RECORDED IN MAP BOOK 43, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 548.50 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 1078.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 218.95 FEET TO A POINT ON THE EASTERLY ROW LINE OF SHELBY COUNTY HIGHWAY #7 (80' ROW); THENCE NORTH 00 DEGREES 43 MINUTES 20 SECONDS WEST AND ALONG SAID ROW LINE A DISTANCE OF 198.42 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 13 SECONDS EAST AND LEAVING SAID ROW LINE A DISTANCE OF 221.45 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 198.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ONE (1) 2009 CLAYTON MANUFACTURED HOME, SERIAL NO. WHC017754GAA AND WHC017754GAB.

THE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE, IF ANY.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Lisa M. Dennis, has hereunto set her signature and seal
on this 25th day of January, 2019.

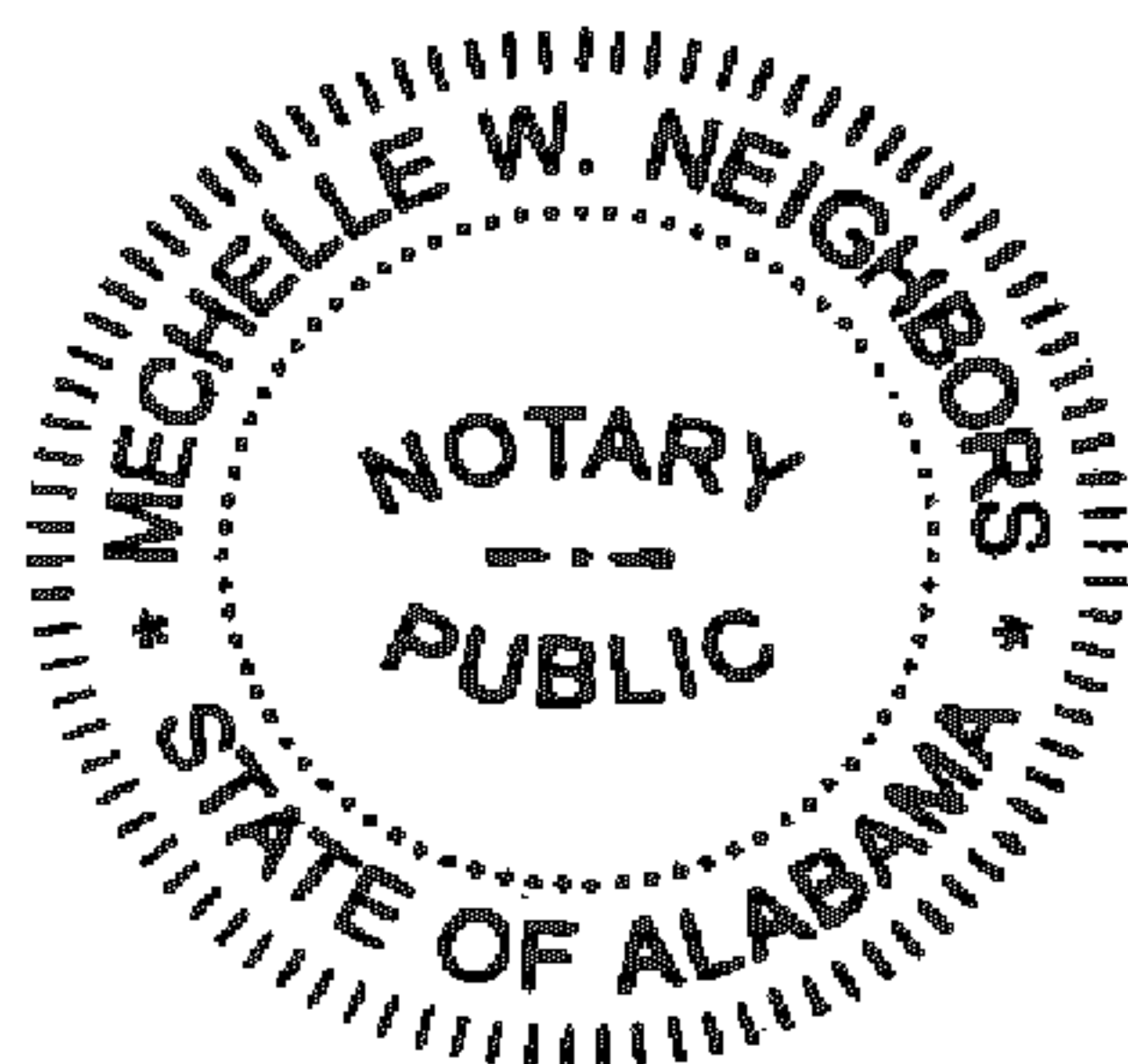

LISA M. DENNIS

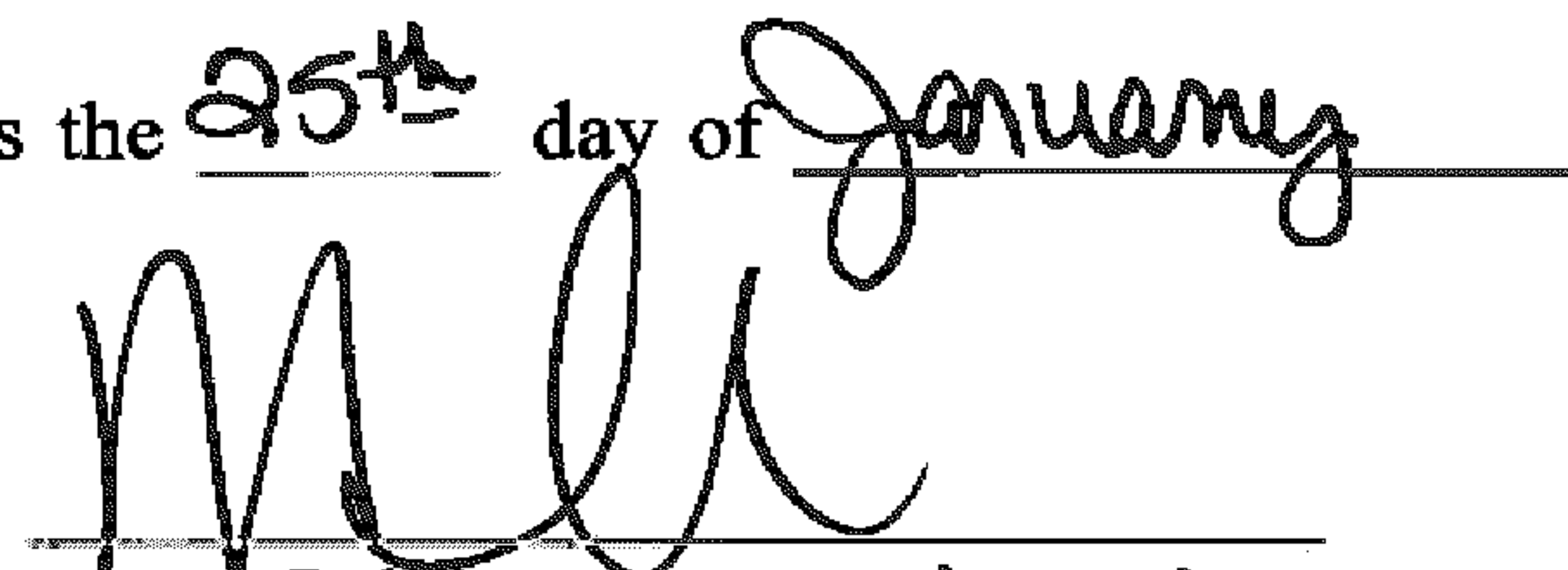
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa M. Dennis, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of January,
2019.

(NOTARIAL SEAL)




Notary Public
Commission Expires: 3/30/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2019 10:58:56 AM
\$113.00 CHERRY
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Allen S. Bayl