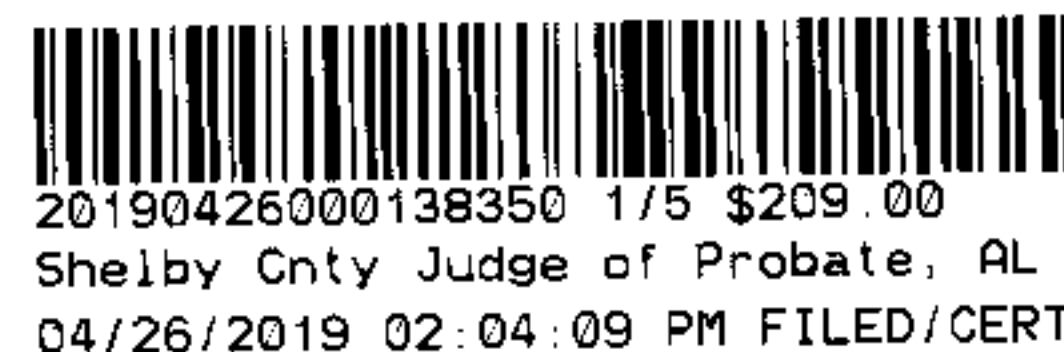


THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
425 SHOAL RIDGE DRIVE
LEEDS, ALABAMA 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty Two Thousand and No/100 Dollars (\$182,000.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Seybourn E. Hopper, Jr. and spouse Anita Paulette Hopper (herein referred to as Grantors) do grant, bargain, sell and convey unto David R. Busby and Catherine W. Busby (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Exhibit "A" attached hereto and made a part hereof

Subject To:

1. Easement to Alabama Power Company as recorded in Instrument No. 20160926000349650; Instrument No. 20160926000350730 and Instrument No. 200406300000358530, in the Probate Office of Shelby County.
2. Easement to T6 Union Site Management as recorded in Instrument No. 20090826000327960, in the Probate Office of Shelby County, Alabama.
3. Agreement with Nextel South Corp., as recorded in Instrument No. 2000-33449 and Instrument No. 2001-19753, in the Probate Office of Shelby County, Alabama.
4. Oil, gas and mineral lease as recorded in Book 338, Page 543, in the Probate Office of Shelby County, Alabama.
5. Any security interest which may be claimed or perfected under the Uniform Commercial Code as to the manufactured housing unit or mobile home located on the property being insured.

All recorded in the Probate Office of Shelby County, Alabama.

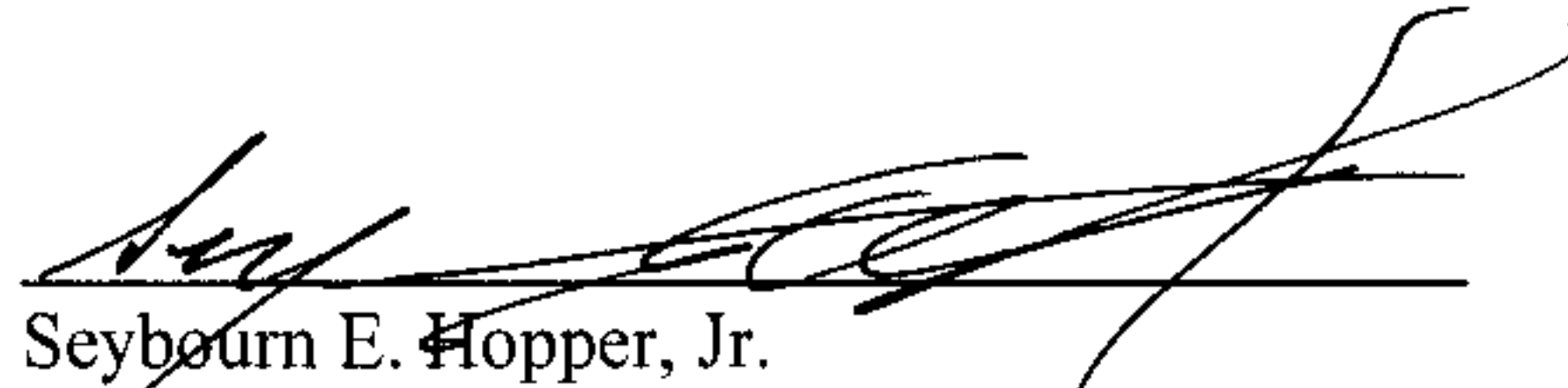
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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,

Shelby County, AL 04/26/2019
State of Alabama
Deed Tax: \$182.00

executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 5 day of April, 2019.


Seybourn E. Hopper, Jr.


Anita Paulette Hopper

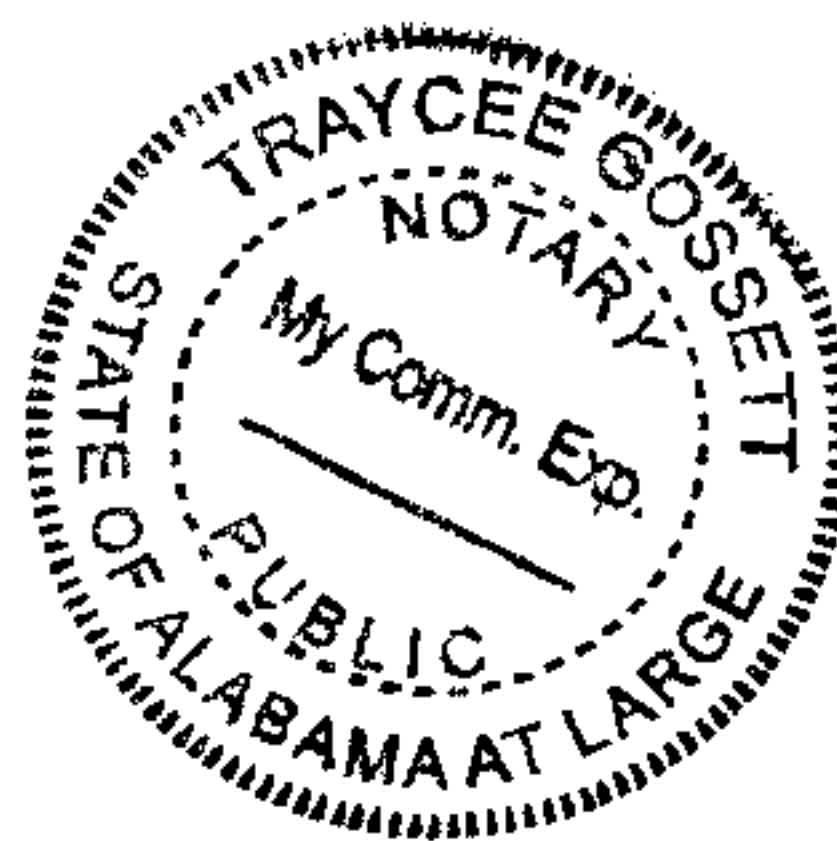
STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Seybourn E. Hopper, Jr. and Anita Paulette Hopper, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of April, 2019.


Notary Public

My Commission Expires: 9.14.20




20190426000138350 2/5 \$209.00
Shelby Cnty Judge of Probate, AL
04/26/2019 02:04:09 PM FILED/CERT

EXHIBIT A

20190426000138350 3/5 \$209.00
Shelby Cnty Judge of Probate, AL
04/26/2019 02:04:09 PM FILED/CERT

The Land is described as follows:

Parcel 1:

A parcel of land situated in the West half of the Northwest Quarter of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows: Beginning at the Northeast corner of the West half of the Northwest Quarter of Section 3, go South 00 degrees 13 minutes 38 seconds West along the East boundary of the West half of the Northwest Quarter of said Section 3 for 630.27 feet to an existing iron pin; thence South 00 degrees 41 minutes 02 seconds West along the East boundary of the West half of the Northwest Quarter of said Section 3 for 1797.93 feet to an intersection with an existing fence; thence South 07 degrees 12 minutes 30 seconds West along said fence for 207.56 feet to the South boundary of the West half of the Northwest Quarter of said Section 3; thence North 87 degrees 58 minutes 15 seconds West along said South boundary for 641.45 feet; thence North 00 degrees 31 minutes 16 seconds East for 751.27 feet; thence North 40 degrees 16 minutes 45 seconds East for 48.89 feet; thence North 48 degrees 49 minutes 43 seconds East for 97.40 feet; thence North 36 degrees 57 minutes 25 seconds East for 34.88 feet; thence North 65 degrees 25 minutes 55 seconds East for 60.07 feet; thence North 35 degrees 14 minutes 50 seconds East for 67.63 feet; thence North 17 degrees 42 minutes 14 seconds West for 56.10 feet; thence North 35 degrees 53 minutes 10 seconds West for 76.93 feet; thence North 60 degrees 15 minutes 00 seconds West for 144.10 feet; thence North 51 degrees 08 minutes 55 seconds West for 36.56 feet; thence North 00 degrees 31 minutes 16 seconds East for 714.37 feet; thence North 19 degrees 59 minutes 00 seconds West for 315.74 feet to the South boundary of Shelby County Highway No. 41; thence North 48 degrees 23 minutes 34 seconds East along said South boundary for 246.61 feet to the beginning of a curve to the left, said curve having a central angle of 10 degrees 31 minutes 21 seconds and a radius of 2062.20 feet; thence Northeasterly along said curve and said South boundary for 378.73 feet to the North boundary of the West half of the Northwest Quarter of Section 3; South 88 degrees 08 minutes 06 seconds East along the North boundary of the West half of the Northwest Quarter of Section 3 for 339.63 feet to the point of beginning.

Less and Except the following: Begin at the Northeast corner of the West half of the Northwest Quarter of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 13 minutes 38 seconds West 630.27 feet; thence South 00 degrees 41 minutes 02 seconds West 429.92 feet; thence North 53 degrees 29 minutes 25 seconds West 452.40 feet; thence along a curve to the left said curve having a radius of 330 feet and a central angle of 22 degrees 58 minutes 09 seconds Northerly for 132.29 feet; thence along a curve of the left said curve having a radius of 330 feet and a central angle of 22 degrees 58 minutes 09 seconds Northerly for 132.29 feet; thence leaving said curve North 42 degrees 21 minutes 55 seconds East 139.42 feet; thence North 61 degrees 05 minutes 19 seconds East 95.36 feet; thence North 15 degrees 15 minutes 53 seconds East 406.18 feet to the South right of way of Shelby County Road 474; thence along said right of way South 88 degrees 08 minutes 06 seconds East 29.03 feet to the point of beginning of said parcel.

Also, less and except the following: Part of the West half of the Northwest Quarter, Section 3, Township 18 South, Range 1 East, Shelby County, Alabama being more particularly described as follows: Commence at the Southeast corner of the West half of the Northwest Quarter, Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run North 89 degrees 15 minutes 04 seconds West in a Westerly direction along the South line of said West half of the Northwest Quarter of said Section 3 a distance of 23.60 feet to a half inch rebar found and the point of beginning; thence continuing on the last described course a distance of 641.72 feet to a half inch rebar found; thence run North 0 degrees 45 minutes 30 seconds West in a Northerly direction a distance of 577.35 feet to a point on the centerline of Shoal Creek; thence continuing along said creek centerline run North 84 degrees 38 minutes 57 seconds East in a Easterly direction a distance of 48.83 feet to a point on the centerline of the creek; thence run South 43 degrees 21 minutes 08 seconds East in a Southeasterly direction a distance of 29.02 feet to a point on the centerline of the creek; thence run North 85 degrees 34 minutes 37 seconds East in an Easterly direction a distance of 28.47 feet to a point on the centerline of the creek; thence run North 18 degrees 24 minutes 22 seconds East in a Northeasterly direction of 38.66 feet to a point on the centerline of the creek; thence run North 33 degrees 33 minutes 36 seconds East in a Northeasterly direction a distance of 91.38 feet to a point on the centerline of the creek; thence run North 86 degrees 18 minutes 26 seconds East in a Easterly direction of 62.43 feet to a point on the centerline of the creek; thence run North 83 degrees 22 minutes 40 seconds East in a Northeasterly direction a distance of 97.89 feet to a point on the centerline of the creek; thence run South 70 degrees 28 minutes 19 seconds East in a Southeasterly direction a distance of 57.73 feet to a point on the centerline of the creek; thence run South 36 degrees 43 minutes 28 seconds East a Southeasterly direction a distance of 57.98 feet to a point on the centerline of the creek; thence run North 18 degrees 16 minutes 34

seconds East in a Northeasterly direction a distance of 66.29 feet to a point on the centerline of the creek; thence run North 23 degrees 05 minutes 49 seconds East in a Northeasterly direction a distance of 40.46 feet to a point on the centerline of the creek; thence run North 71 degrees 32 minutes 59 seconds East in a Northeasterly direction a distance of 55.38 feet to a point on the centerline of the creek; thence run South 51 degrees 00 minutes 49 seconds East in a Southeasterly direction a distance of 39.72 feet to a point on the centerline of the creek; thence run South 75 degrees 17 minutes 29 seconds East in a Southeasterly direction a distance of 142.03 feet to a point on the centerline of the creek; said point also lies on the East line of line of said West half of the Northwest Quarter of said Section 3; thence run South 0 degrees 35 minutes 55 seconds East in a Southerly direction along the East line of line of said West half of the Northwest Quarter of said Section 3; leaving said creek centerline a distance of 483.89 feet to an iron pin set capped EDG; thence run South 5 degrees 55 minutes 41 seconds West in a Southerly direction, leaving the East line of line of said West half of the Northwest Quarter of said Section 3, a distance of 207.55 feet to the point of beginning.

Parcel 2:

A parcel of land situated in Shelby County, Alabama, in the Northwest Quarter of the Northwest Quarter of Section 3, Township 18 South, Range 1 East, described as follows: Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 3, go North 00 degrees 32 minutes 00 seconds East along the West boundary of the Northwest Quarter of the Northwest Quarter of said Section 3 for 290.09 feet to a point, on a curve to the left, on the South boundary of Shelby County Highway No. 41, said curve having a central angle of 08 degrees 38 minutes 23 seconds and a radius of 1185.92 feet; thence Northeasterly along said curve and said South boundary for 178.83 feet to the point of tangent; thence North 44 degrees 12 minutes 05 seconds East along said South boundary for 88.91 feet to the point of beginning; thence South 52 degrees 37 minutes 50 seconds East for 588.40 feet; thence North 00 degrees 31 minutes 16 seconds East for 429.68 feet; thence North 19 degrees 59 minutes 00 seconds West for 315.74 feet to the South boundary of Shelby County Highway No. 41; thence South 45 degrees 45 minutes 05 seconds West along said South boundary for 119.09 feet; thence South 44 degrees 12 minutes 05 seconds West along said South boundary for 399.16 feet to the point of beginning.



20190426000138350 4/5 \$209.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name SEYBOURN E HOPPER JR
Mailing Address 2261 BROCK CIRCLE
HOOVER, AL 35242

Grantee's Name DAVID R BUSBY
Mailing Address CATHERINE W BUSBY
425 SHOAL RIDGE DRIVE
LEEDS, AL 35094

Property Address 12450 HWY 41 N.
LEEDS, AL 35094

Date of Sale APRIL 5, 2019
Total Purchase Price \$ 182,000.00

or
Actual Value \$

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 _____

Print SEYBOURN E HOPPER JR

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190426000138350 5/5 \$209.00
Shelby Cnty Judge of Probate, AL
04/26/2019 02:04:09 PM FILED/CERT