

After Recording, Mail To:

Thomas Lee Buske and Rosemary Agnes Buske, as co-Trustees
2300 Vienna Drive
Granbury, Texas 76048

20190516000166860
05/16/2019 10:52:29 AM
DEEDS 1/2

This Document Prepared By:

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Attorney-at-Law
Thomas-Walters, PLLC
1701 River Run, Suite 1010
Fort Worth, Texas 76107
(817) 258-5908

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

THOMAS LEE BUSKE and ROSEMARY AGNES BUSKE, husband and wife, the GRANTORS,

Whose mailing address is 2300 Vienna Drive, Granbury, TX 76048;

GRANT, BARGAIN, SELL AND CONVEY UNTO

THOMAS LEE BUSKE and ROSEMARY AGNES BUSKE, as co-Trustees of THE BUSKE FAMILY TRUST, U/A dated May 14, 2010, the GRANTEE,

Whose mailing address is 2300 Vienna Drive, Granbury, TX 76048;

All of THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

LOT 17, ACCORDING TO THE SURVEY OF WILLOW COVE PHASE 2, AS RECORDED IN MAP BOOK 24, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOTAL MARKET VALUE OF THE DESCRIBED REAL PROPERTY IS \$112,800.00.

COMMONLY known as: 151 Cove Landing, Calera, AL 35040.

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

_____ is homestead property of the said grantors

 X is **NOT** homestead property of the said grantors

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

AND we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee and grantee's assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid;

that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee and grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS we have set our hands and seals this 7th day of May, 2019.

Thomas L Buske

THOMAS LEE BUSKE

Rosemary A Buske

ROSEMARY AGNES BUSKE

STATE OF TEXAS

)

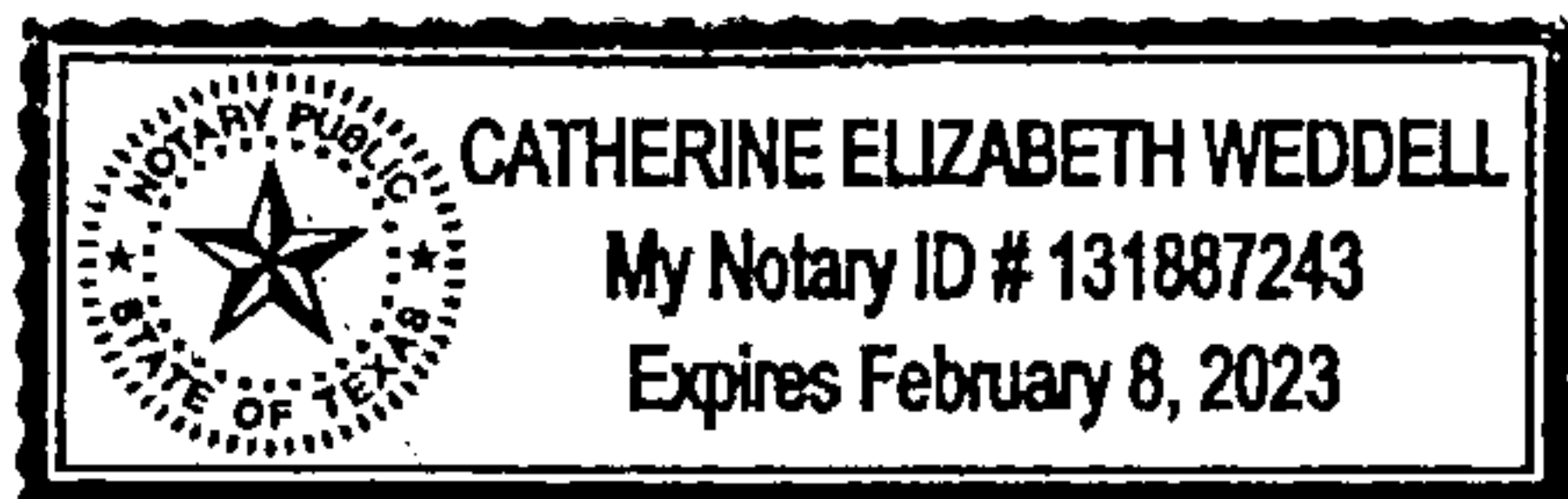
) ss.

COUNTY OF HOOD

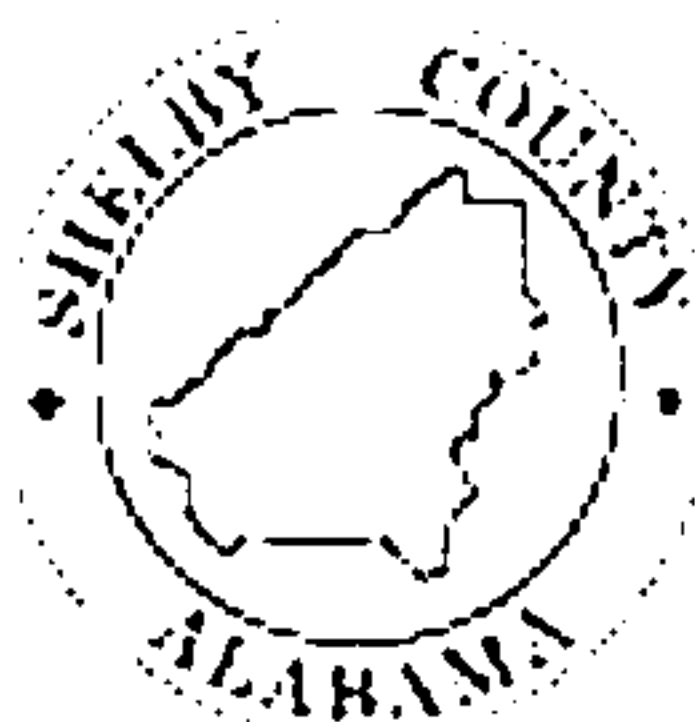
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THOMAS LEE BUSKE and ROSEMARY AGNES BUSKE, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the May 7, 2019.



Catherine E Weddell
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2019 10:52:29 AM
\$131.00 CHERRY
20190516000166860

Allie S. Bevil