

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20181120000408810, Shelby County
Probate Judge, Shelby County, Alabama,
11/20/2018.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Thousand Two Hundred Fifty and No/100 (\$2,250.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Angela H. Woods Puckett**, as Trustee of the Busby Revocable Living Trust f/b/o Robert E. Busby, dated October 29, 2018, herein referred to as Grantor, and with full authority, do hereby grant, bargain, sell, warrant and convey unto **Timothy F. Page**, a married man, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest Corner of Section 24, Township 21 South, Range 1 East, thence S 00 degrees 10' 00" W a distance of 745.88 feet; thence S 56 degrees 18' 00" E a distance of 836.06 feet to point of beginning; thence S 56 degrees 18' 00" E a distance of 475.07 feet; thence N 72 degrees 58' 15" W a distance of 214.81 feet; thence N 48 degrees 40' 13" W a distance of 16.16 feet; thence N 87 degrees 35' 58" W a distance of 26.46 feet; thence N 68 degrees 23' 11" W a distance of 26.03 feet; thence N 52 degrees 55' 22" W a distance of 265.20 feet; thence S 72 degrees 14' 22" W a distance of 31.78 feet; thence N 41 degrees 39' 02" W a distance of 25.15 feet; thence N 85 degrees 30' 37" E a distance of 131.90 feet; which is the point of beginning.


Said property set out herein is a portion of that certain property recorded at 20181120000408810, Shelby County, Alabama, Judge of Probate's office, November 20, 2018.

Robert E. Busby died on or about December 11, 2018.

Subject To: Advalorem taxes for 2019 and subsequent years due and payable as of Oct. 1, 2019, and existing covenants and restrictions, easements, building lines and limitations of record.


This deed is prepared without the benefit of a title examination. The drafter makes no warranties as to the sufficiency of the interest conveyed and this drafter has not reviewed the trust document nor is aware of the authority of the Grantor.

Shelby County, AL 05/24/2019
State of Alabama
Deed Tax \$2.50


20190524000178460 1/4 \$26.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:13:11 AM FILED/CERT

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantee, his successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

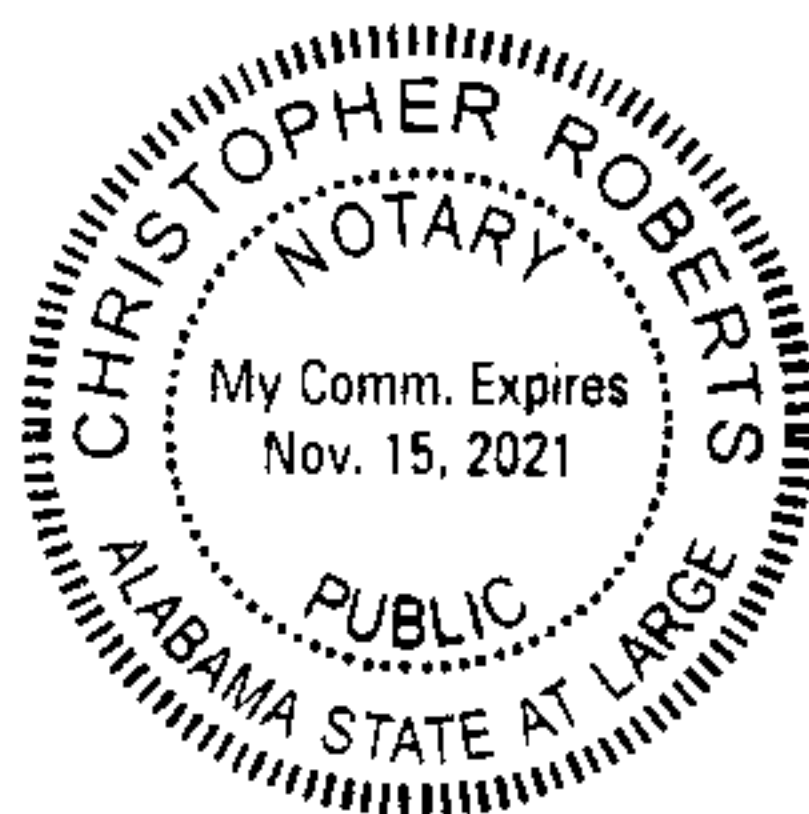
IN WITNESS WHEREOF, I, **Angela H. Woods Puckett**, as **Trustee of the Busby Revocable Living Trust f/b/o Robert E. Busby**, dated **October 29, 2018**, with full authority, as said Trustee, have hereunto set my hand and seal on this the 17 day of May, 2019.

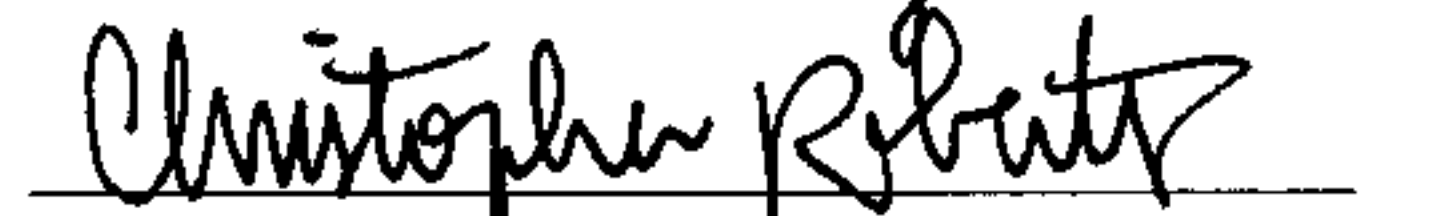

Angela H. Woods Puckett, as Trustee of the Busby Revocable Living Trust

STATE OF ALABAMA)
Mobile **COUNTY**)


I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Angela H. Woods Puckett**, as Trustee of the Busby Revocable Living Trust f/b/o Robert E. Busby, 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, she, with full authority as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of May, 2019.




Notary Public
My Commission expires: 11-15-2021

Send tax notice to:
Timothy F. Page
1018 Eagle Mountain Lane
Birmingham, AL 35242


20190524000178460 2/4 \$26.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:13:11 AM FILED/CERT

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 EAST, THENCE S 00°10'00" W A DISTANCE OF 745.88'; THENCE S 56°18'00" E A DISTANCE OF 836.06' TO THE POINT OF BEGINNING; THENCE S 56°18'00" E A DISTANCE OF 475.07'; THENCE N 72°58'15" W A DISTANCE OF 214.81'; THENCE N 48°40'13" W A DISTANCE OF 16.16'; THENCE N 87°35'58" W A DISTANCE OF 26.46'; THENCE N 68°23'11" W A DISTANCE OF 26.03'; THENCE N 52°55'22" W A DISTANCE OF 265.20'; THENCE S 72°14'22" W A DISTANCE OF 31.78'; THENCE N 41°39'02" W A DISTANCE OF 25.15'; THENCE N 85°30'37" E A DISTANCE OF 131.90'; WHICH IS THE POINT OF BEGINNING.

State of Alabama
Shelby County

I, the undersigned, a Registered Land Surveyor, hereby state that all maps of the survey and platting were made in accordance with the existing laws of the State of Alabama in force at the time of the survey, and that the same are true and correct.

Survey No. 221-2018-07

My Commission Expires 12/31/2020
Survey No. 221-2018-07

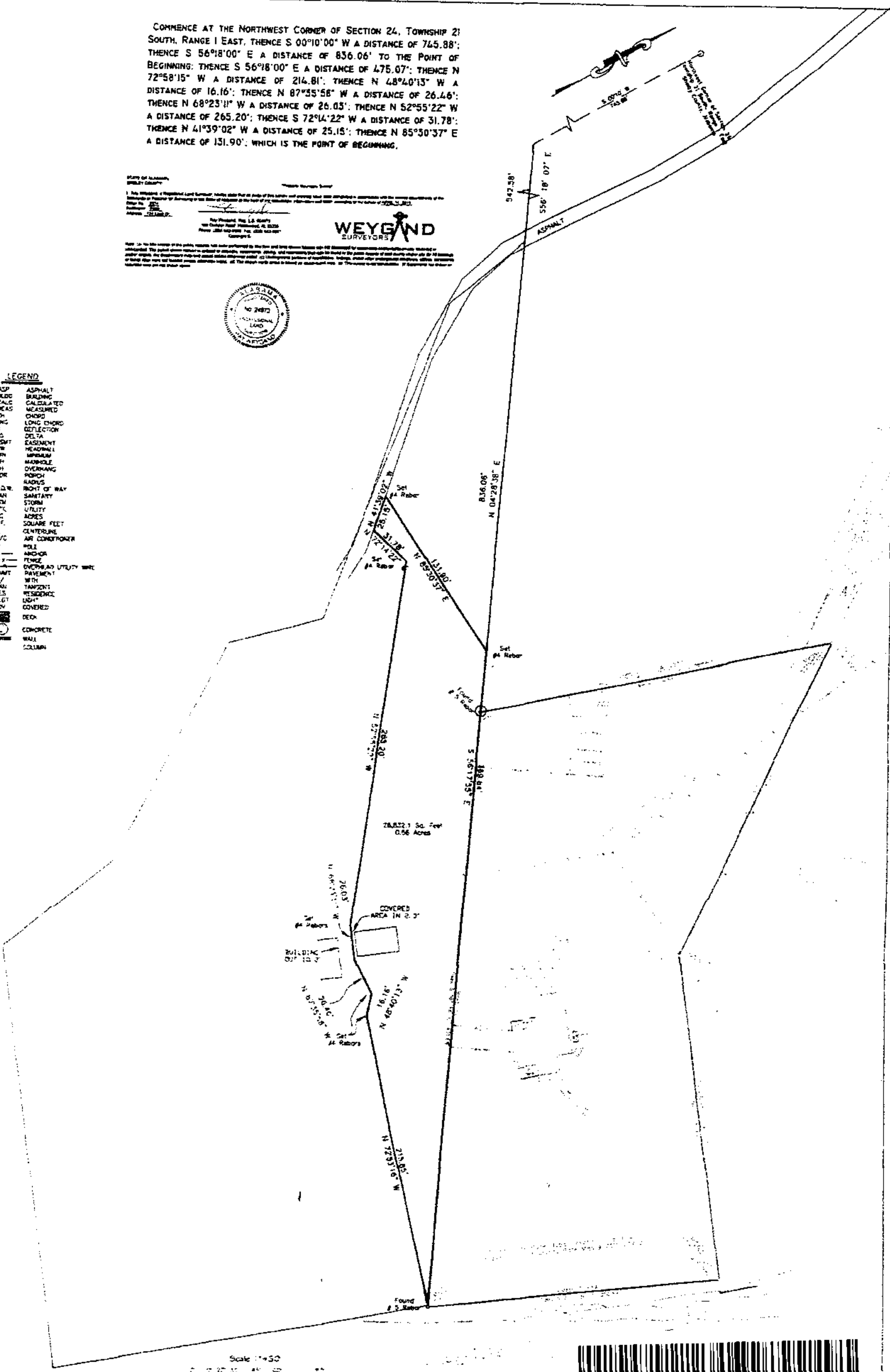
WEYBOND
SURVEYORS

Note: In the absence of the public records, this map is not to be used as evidence of title. The public records of the State of Alabama are the only source of information regarding the boundaries of land. The surveyor is not responsible for the accuracy of the public records. The surveyor is not responsible for the accuracy of the public records. The surveyor is not responsible for the accuracy of the public records.



LEGEND

- ASP ASPHALT
- BUILD BUILDING
- CALC CALCULATED
- MEAS MEASURED
- CHORD CHORD
- LONG LONG CHORD
- DEF DEFLECTION
- DELTA DELTA
- EAS EASEMENT
- FEW FENCE
- MIN MINOR
- MAH MAH
- OVER OVERHANG
- ROR ROR
- RAD RADIUS
- ROW RIGHT OF WAY
- SAN SANITARY
- STN STATION
- UTL UTILITY
- ADRES ADDRESS
- SQ FT SQUARE FEET
- CEN CENTERLINE
- CON CONCRETE
- WALL WALL
- COL COLUMB



Scale 1"=50'



20190524000178460 3/4 \$26.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:13:11 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Angela H. Woods Puckett, Trust-
Mailing Address ee of the Busby Revocable Liv-
ing Trust, 399 Hummingbird Ln.,
Wilsonville, AL 35186

Grantee's Name Timothy F. Page
Mailing Address 1018 Eagle Mountain Lane
Birmingham, AL 35242

Property Address 399 Hummingbird Lane
Wilson, AL 35186

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 2,250.00



20190524000178460 4/4 \$26.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:13:11 AM FILED/CERT

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).

X Date 5.17.19

X Print Angela H. Woods Puckett, Trustee

Unattested

X Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1