

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Philip L. and Stephanie M. Busby

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, Johnny A. Busby and wife, Pamela M. Busby, in hand paid by Philip L. Busby and wife, Stephanie M. Busby, the receipt whereof is hereby acknowledged, Johnny A. Busby and wife, Pamela M. Busby (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto Philip L. Busby and wife, Stephanie Busby, as joint tenants with right of survivorship (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, Keeler's Mill Estates, as recorded in Instrument #1999-07183, Map Book 25, Page 35C, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad Valorem Taxes due in the year of 2019, a lien, but not yet payable until October 1, 2019; (2) Mineral and Mining rights not owned by Grantors; (3) Less and except any part of subject property lying within any road right-of-way; (4) Covenants and Restrictions appearing of record in Instrument #1999-08204, in the Probate Office of Shelby County, Alabama; (5) Easements and Restrictions of Record.

TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the

Shelby County, AL 09/17/2019
State of Alabama
Deed Tax: \$232.00


20190917000340810 1/3 \$260.00
Shelby Cnty Judge of Probate, AL
09/17/2019 11:05 52 AM FILED/CERT

surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 9th day of September, 2019.

WITNESS:

Johnny A. Busby
Johnny A. Busby
Pamela M. Busby
Pamela M. Busby

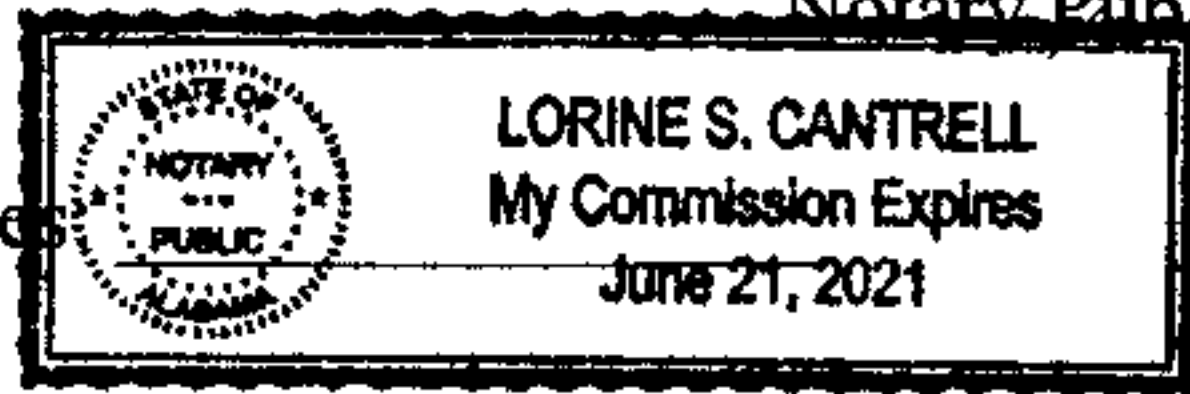
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny A. Busby, and wife, Pamela M. Busby, whose names 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 seal this 9th day of September, 2019.

Lorine S. Cantrell
Notary Public

My Commission Expires



20190917000340810 2/3 \$260.00
Shelby Cnty Judge of Probate, AL
09/17/2019 11:05:52 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 Johnny/Pamela Busby
Mailing Address 1010 Hwy 361
Pelham, AL
35124

Grantee's Name Philip/Stephanie Busby
Mailing Address 1080 Longbranch Pkwy
Calera, AL
35040

Property Address 224 Keeler Mill Rd
Montevalle, AL
35115

Date of Sale 9/9/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 231,630

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 9/17/19

Print Philip Busby
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)

