

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

Send Tax Notice To:
425 Shoal Ridge Dr.
Leeds, AL 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 Fifty Four Thousand Two Hundred Sixty Four and 50/100 Dollars (154,264.50) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, James J. Stoecker and Janet E. Stoecker, Trustees, or their successors in trust, under the Stoecker Family Trust dated January 15, 2002 (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:

See Exhibit "A" attached hereto and incorporated herein by reference

SUBJECT TO:

- 1. Easement to Shelby County as recorded in Deed Book 222, page 253, and Deed Book 222, page 254, as 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.

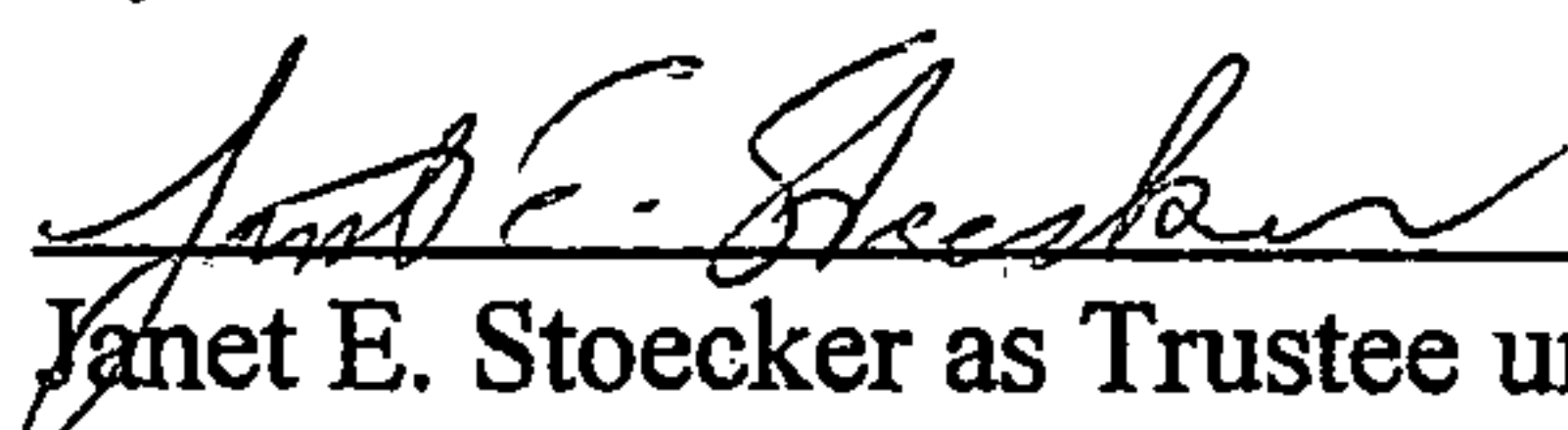
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



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Shelby Cnty Judge of Probate, AL
11/05/2019 10:17:34 AM FILED/CERT

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 16 day of October, 2019.

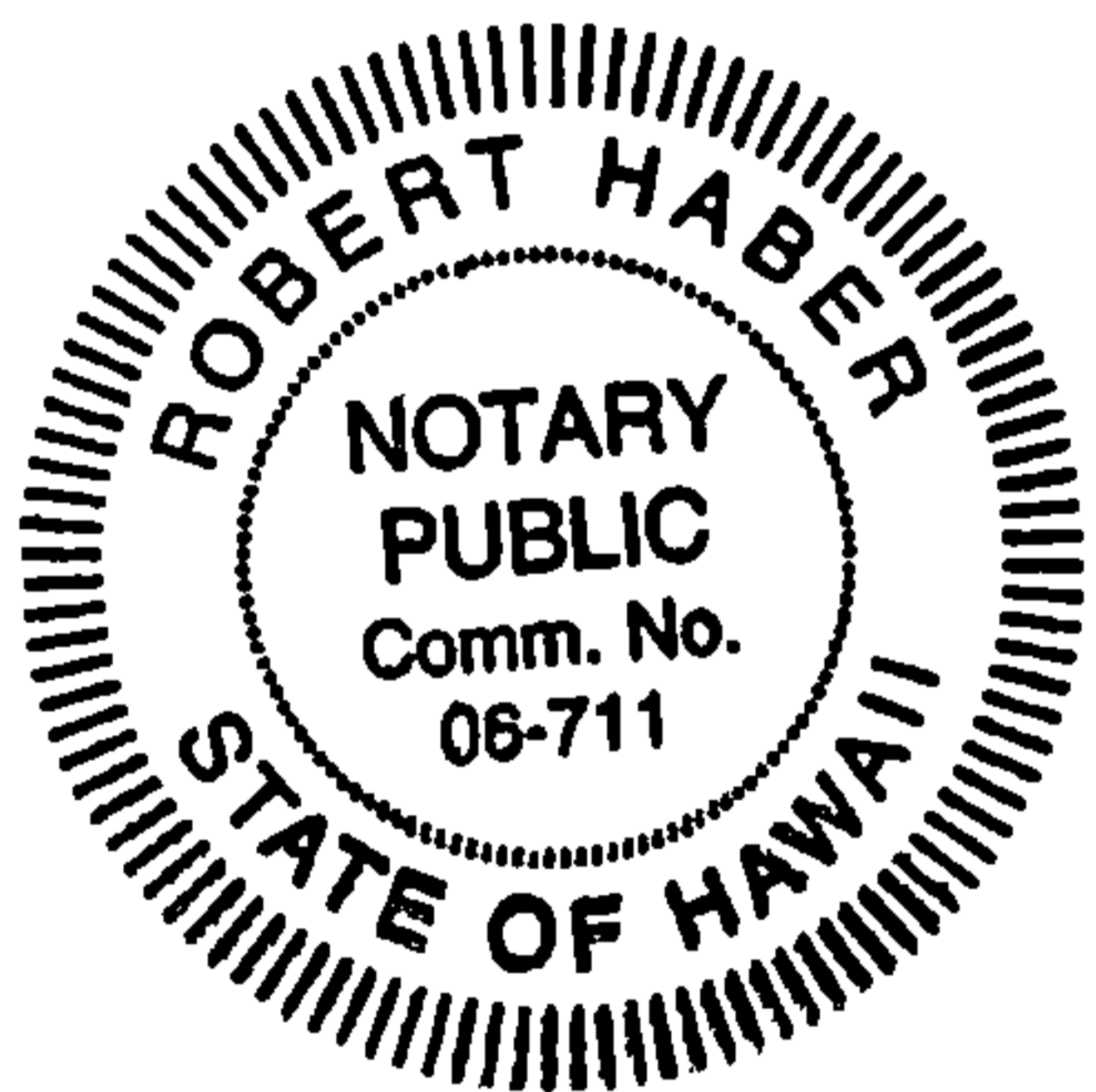

James J. Stoecker as Trustee under the
Stoecker Family Trust


Janet E. Stoecker as Trustee under the
Stoecker Family Trust

STATE OF HAWAII
HAWAII COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James J. Stoecker and Janet E. Stoecker as Trustees under the Stoecker Family Trust, 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 as such Trustees and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of October, 2019.




Notary Public

My Commission Expires: 11-19-2022



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Shelby Cnty Judge of Probate, AL
11/05/2019 10:17:34 AM FILED/CERT

EXHIBIT "A"

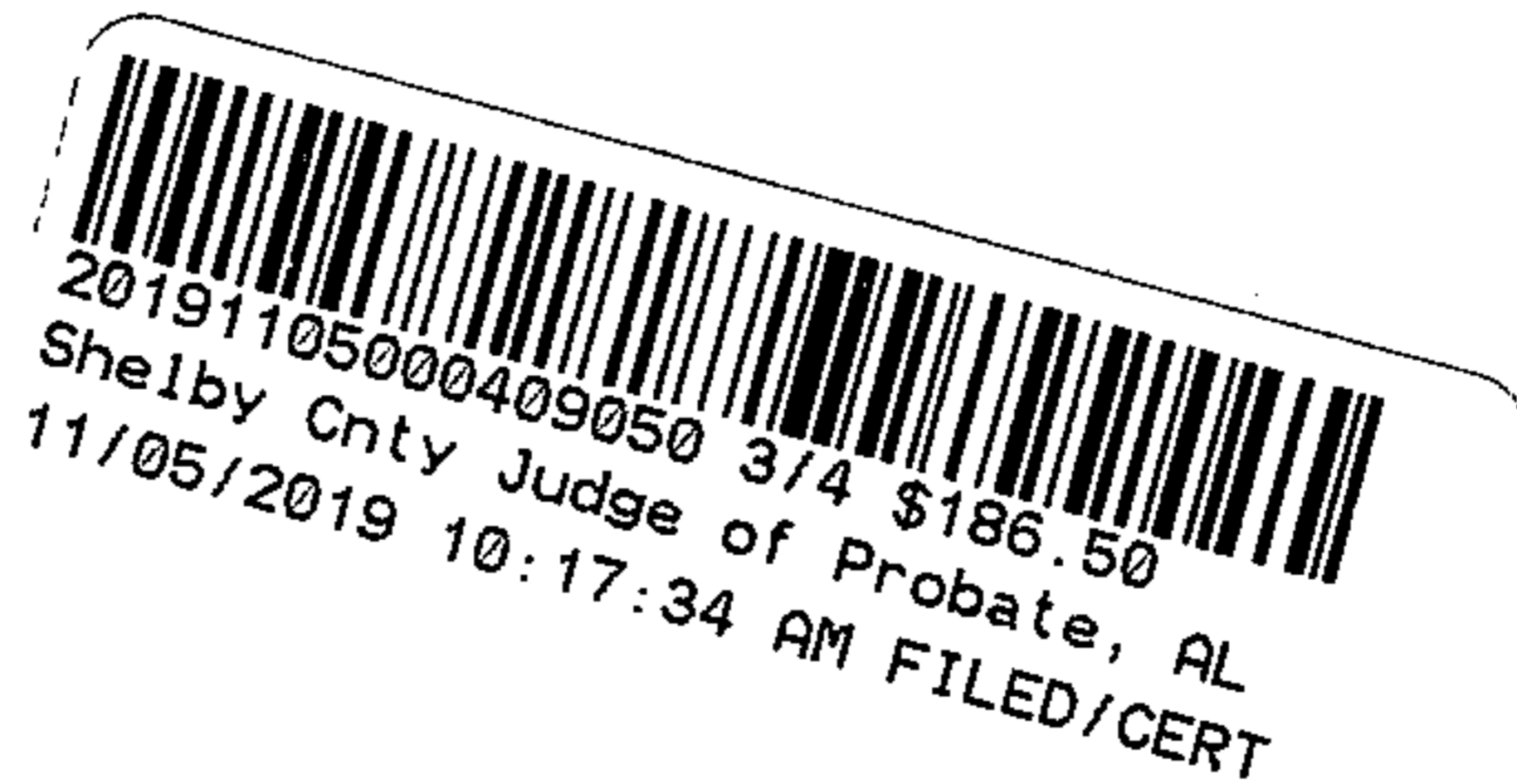
A parcel of land situated in the W 1/2 of the NW 1/4 of Section 3, Township 18 South, Range 1 East, described as follows:

Commence at the NW corner of the W 1/2 of the NW 1/4 of Section 3 go South 00°32'00" West along the West boundary of the W 1/2 of the NW 1/4 of said Section 3 for 1023.98 feet to the South boundary of Shelby County Highway No. 41 and the Point of Beginning; thence continue South 00°32'00" West along the West boundary of the W 1/2 of the NW 1/4 of said Section 3 for 280.39 feet to an existing iron pin; thence South 00°30'36" West along the West boundary of the W 1/2 of the NW 1/4 of said Section 3 for 1317.13 feet to the SW corner of the W 1/2 of the NW 1/4 of said Section 3; thence South 87°58'15" East along the North boundary of the W 1/2 of the NW 1/4 of said Section 3 for 665.04 feet; thence South 00°21'16" East for 551.27 feet; thence North 40°16'45" East for 48.39 feet; thence North 48°49'48" East for 97.40 feet; thence North 36°57'25" East for 34.38 feet; thence North 65°25'55" East for 60.97 feet; thence North 35°14'58" East for 67.68 feet; thence North 17°42'14" West for 56.10 feet; thence North 35°53'19" West for 76.93 feet; thence North 60°15'00" West for 144.10 feet; thence North 51°08'55" West for 36.56 feet; thence North 88°31'16" East for 714.37 feet; thence North 19°59'00" West for 315.74 feet to the South boundary of Shelby County Highway No. 41; thence South 45°45'05" West along said South boundary for 119.09 feet; thence South 44°12'05" West along said South boundary for 488.07 feet to the beginning of a curve to the right, said curve having a central angle of 38°38'23" and a radius of 1185.92 feet; thence Southwesterly along said curve and said South boundary of 178.83 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

Parcel of land situated in Shelby County, Alabama, in the NW 1/4 of the NW 1/4 of Section 3, Township 18 South, Range 1 East, described as follows:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 3 go North 00°32'00" East along the West Boundary of the NW 1/4 of the NW 1/4 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°38'23" 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°12'05" East along said South Boundary for 88.91 feet to the Point of Beginning; thence South 52°37'50" East for 588.40 feet; thence North 00°31'16" East for 429.68 feet; thence North 19°59'00" West for 315.74 feet to the South Boundary of Shelby County Highway No. 41; thence South 45°45'05" West along said South Boundary for 119.09 feet; thence South 44°12'05" West along said South Boundary for 399.16 feet to the Point of Beginning.



Real Estate Sales Validation Form

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

Grantor's Name Stoecker Family Trust
Mailing Address 69-180 Waikoloa Beach Dr.
Waikoloa, HI 96738

Grantee's Name David R. & Catherine W. Bus
Mailing Address 425 Shoal Ridge Dr.
Leeds, AL 35094

Property Address Sec. 3, T18S, R1E
Shelby County

Date of Sale October 16, 2019
Total Purchase Price \$ 154,264.50

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 _____

James E. Hill, Jr.

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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