

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-19-1983

20191118000427410
11/18/2019 01:25:45 PM
DEEDS 1/2

Send Tax Notice To: Clifford Austin Trumbly
Michelle Lea Trumbly
399 Hummingbird Lane
Wilsonville, AL 35186

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Five Hundred Twenty Five Thousand Dollars and No Cents (\$525,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Angela H. Woods Puckett, Trustee of the Survivor's Trust under the Busby Revocable Living Trust f/b/o Robert Busby dated 10/29/2018, and any amendments thereto, whose mailing address is 399 Hummingbird Lane, Wilsonville, AL 35186** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Clifford Austin Trumbly and Michelle Lea Trumbly, whose mailing address is 624 Enclave Lane, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 399 Hummingbird Ln., Wilsonville, AL 35186**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$484,350.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

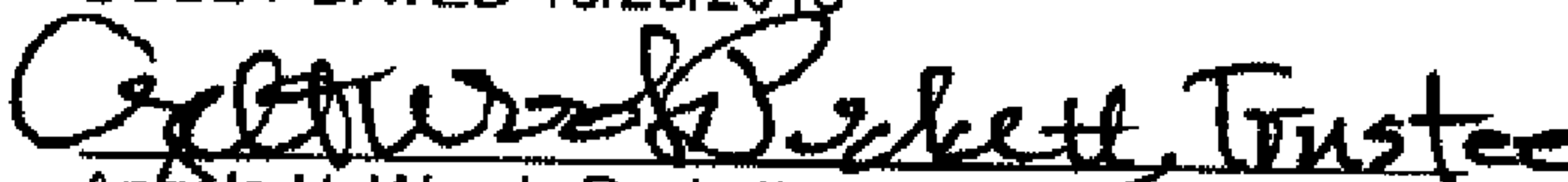
Robert E. Busby died on or about December 11, 2018.

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 of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Trustee, Angela H. Woods Puckett, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of November, 2019.

SURVIVOR'S TRUST UNDER THE BUSBY
REVOCABLE LIVING TRUST F/B/O ROBERT
BUSBY DATED 10/29/2018


Angela H. Woods Puckett
Trustee

State of Alabama

County of Shelby

I, Rosalie K. Doggett, a Notary Public in and for said County in said State, hereby certify that Angela H. Woods Puckett, Trustee of the Survivor's Trust under the Busby Revocable Living Trust f/b/o Robert Busby dated 10/29/2018 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 8th day of November, 2019.


Notary Public, State of Alabama
Rosalie K. Doggett
My Commission Expires: January 31, 2021

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

20191118000427410 11/18/2019 01:25:45 PM DEEDS 2/2

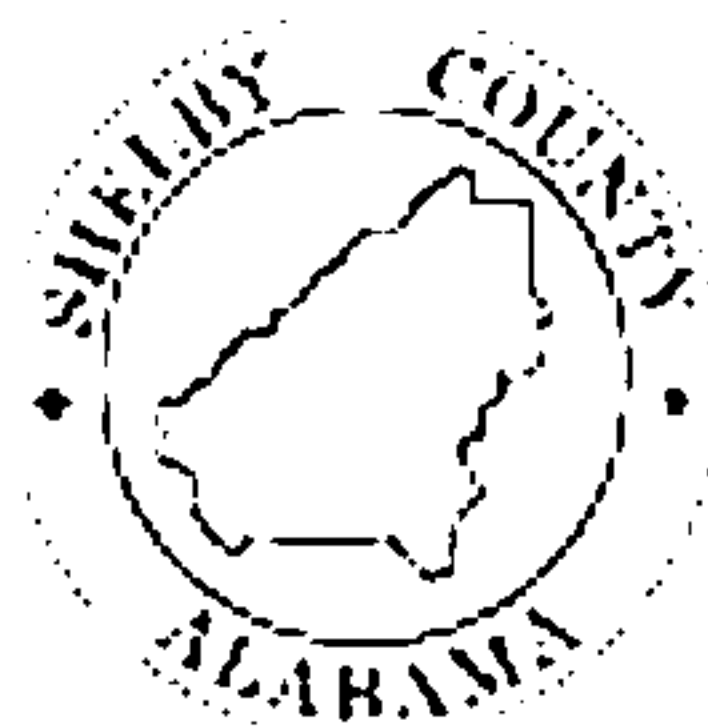
Commence at the NW corner of Section 24, Township 21 South, Range 1 East and run South 00 degrees 10' West for 622.10 feet; thence run North 88 degrees 35' East for 390.21 feet; thence run South 03 degrees 49' West for 35.0 feet; thence run North 88 degrees 35' East for 28.06 feet; thence run South 12 degrees 21' East for 229.81 feet; thence run South 00 degrees 05' East for 185.22 feet to the Point of Beginning; thence run South 56 degrees 18' East for 752.58 feet, more or less, to a point on the West Bank of the Coosa River; thence run South 19 degrees 15' West along said river bank for a distance of 269.39 feet; thence run North 68 degrees 16' West for 308.05 feet to the center line of the paved drive; thence run North 09 degrees 46' West along the paved drive for 102.12 feet; thence run North 33 degrees 39' West along said paved drive for 174.42 feet; thence run North 14 degrees 09' East along said paved drive for 69.19 feet; thence run North 39 degrees 44' West along said paved drive for 243.12 feet; thence run North 10 degrees 48' West along said paved drive for 68.83 feet; thence run South 56 degrees 18' East for 17.21 feet to the Point of Beginning.

Also, an easement for ingress and egress described as follows:

Description of 30 foot wide access easement, commence at the Northwest corner Section 24, Township 21 South, Range 1 East and run S 00 degrees 10' W for 622.01 feet; thence run N 88 degrees 35' E for 390.21 feet; thence run S 03 degrees 49' W for 35.0 feet; thence run 88 degrees 35' E for 12.79 feet to the Point of Beginning of the centerline of a 30 foot wide access easement; thence run S 12 degrees 21' E for 234.34 feet; thence run S 00 degrees 05' E for 170.84 feet; thence run S 10 degrees 48' E for 68.83 feet; thence run S 39 degrees 44' E for 243.12 feet; thence run S 14 degrees 09' W for 69.19 feet; thence run S 33 degrees 39' E for 174.42 feet; thence run S 09 degrees 46' E for 112.00 feet to the point of ending of the centerline of a 30 foot wide access easement.

LESS AND EXCEPT

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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2019 01:25:45 PM
\$67.00 CHERRY
20191118000427410

Allie S. Bevil