

20200701000270450
07/01/2020 09:23:49 AM
DEEDS 1/2

Send tax notice to:
BRET CONRAD BUSBY
2539 WILLOWBROOK CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020500T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RANDY LEE PIGG and DIANE ANNUNZIATA PIGG, HUSBAND AND WIFE** whose mailing address is: 122 Goel Rd Birmingham AL 35244 (hereinafter referred to as "Grantors") by **BRET CONRAD BUSBY AND MELISSA B BUSBY** whose property address is: **2539 WILLOWBROOK CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Willowbrook, as recorded in Map Book 11, page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Willowbrook, as recorded in Map Book 11, page 48, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Volume 153, page 604 and Volume 153, page 596.
5. Covenants, Conditions and Restrictions as recorded in Volume 148, page 366.
6. Release of damages as recorded in Volume 130, page 936.
7. Right of way granted to Alabama Power Company recorded in Volume 114, page 144.

\$353,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26 day of June, 2020.

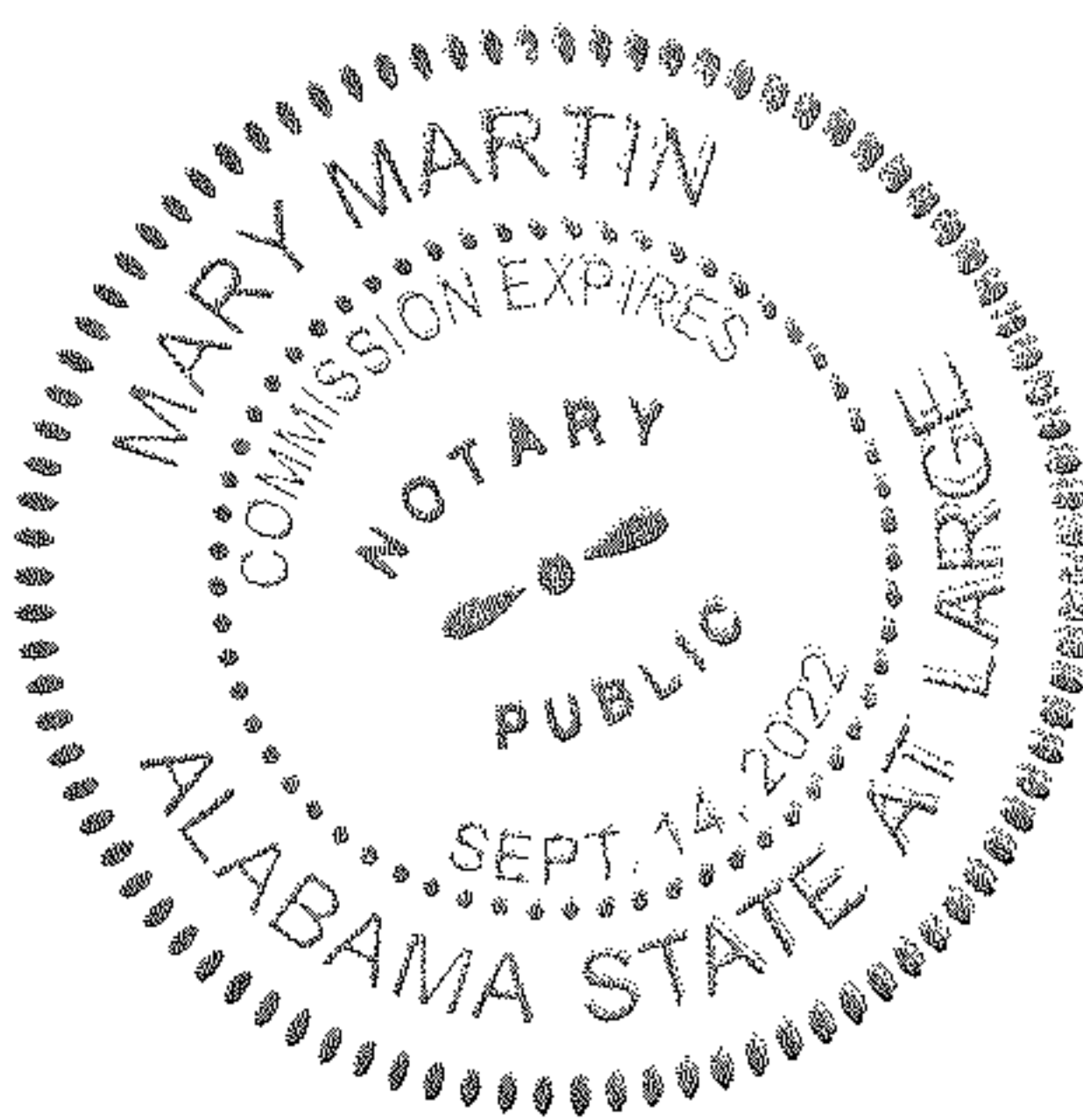
Randy Lee Pigg
RANDY LEE PIGG

Diane Annunziata Pigg
DIANE ANNUNZIATA PIGG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDY LEE PIGG and DIANE ANNUNZIATA PIGG whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of June, 2020.

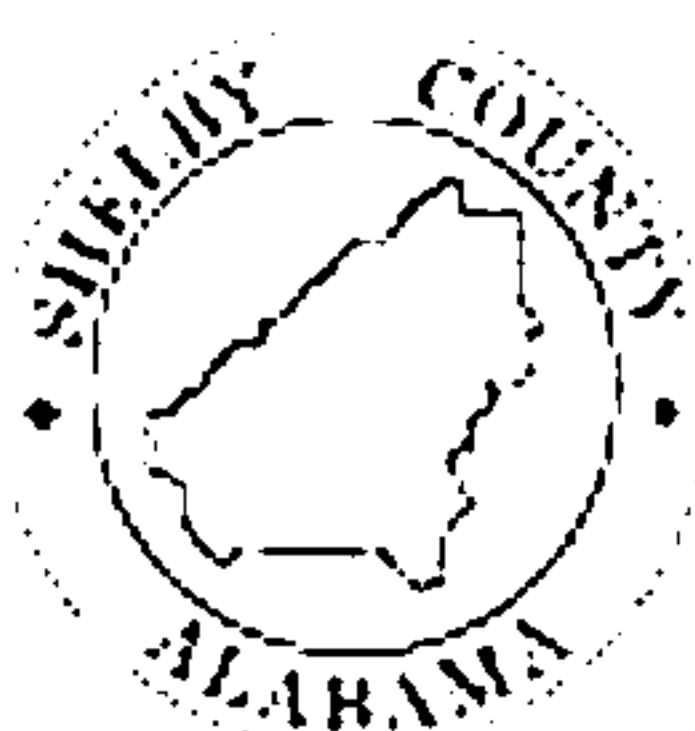


Mary Martin

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 09:23:49 AM
\$151.50 CHARITY
20200701000270450

Alicia S. Bayl