

SEND TAX NOTICE TO:  
Nathan B. Buse and Madison L. Buse  
31140 Highway 25  
Wilsonville, Alabama 35186

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

20200812000346440  
08/12/2020 02:56:37 PM  
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Three Thousand Three Hundred Fifty dollars & no cents (\$93,350.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,  
Brittany L. Shell, an unmarried woman

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Nathan B. Buse and Madison L. Buse

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31,  
TOWNSHIP 20 SOUTH, RANGE 2 EAST; THENCE RUN EASTERLY ALONG THE SOUTH LINE THEREOF 97.00 FEET TO  
THE SOUTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 25 AND THE POINT OF BEGINNING;  
THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 218.20 FEET; THENCE 73 DEG. 25 MIN. 01 SEC.  
LEFT RUN NORTHEASTERLY FOR 56.77 FEET; THENCE 84 DEG. 49 MIN. 30 SEC. LEFT RUN NORTHEASTERLY FOR  
182.28 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF AFORESAID COUNTY HIGHWAY; THENCE 83 DEG. 40  
MIN. 00 SEC. LEFT RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY FOR 138.27 FEET TO THE POINT OF  
BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT

A PART OF THE SE1/4 OF SW1/4 , SECTION 31, TOWNSHIP 20 SOUTH, RANGE 2 EAST, IDENTIFIED AS TRACT NO. 23  
ON PROJECT NO STPBH 0025(507) IN SHELBY COUNTY, ALABAMA AND BEING MORE FULLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 2 EAST BEING A GUN  
BARREL FOUND IN PLACE, THENCE PROCEED IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF  
SAID SECTION 6 FOR A DISTANCE OF 1374.19 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF PROJECT  
STPBH-0025(507) AT STATION 42+64.56; THENCE PROCEED NORTHEASTERLY ALONG THE CENTERLINE OF  
PROJECT FOR A DISTANCE OF 42.06 FEET TO A POINT ON THE CENTERLINE OF PROJECT LOCATED AT STATION  
43+06.62;

THENCE TURN A DEFLECTION ANGLE 90 DEGREES RIGHT AND PROCEED IN A SOUTHEASTERLY DIRECTION FOR  
A DISTANCE OF 30.44 FEET, MORE OR LESS TO A POINT (3/8" REBAR FOUND) ON THE PRESENT R/W LINE OF SR 25,  
THAT IS RIGHT OF AND AT A RIGHT ANGLE TO THE CENTERLINE OF PROJECT AT STATION 43+06.62, WHICH IS  
THE POINT OF BEGINNING; THENCE N 28°21'15" E AND ALONG THE PRESENT R/W LINE OF SR 25 A DISTANCE OF  
138.27 FEET TO A POINT ON THE GRANTOR'S PROPERTY LINE; THENCE S 68°29'15" E AND ALONG THE GRANTOR'S  
PROPERTY LINE A DISTANCE OF 22.38 FEET TO A POINT ON THE REQUIRED R/W LINE (SAID LINE BETWEEN A  
POINT THAT IS OFFSET 55.00 FEET AND PERPENDICULAR TO THE CENTERLINE OF PROJECT AT STATION 41+00.00  
AND A POINT OFFSET 55.00 FEET AND PERPENDICULAR TO THE CENTERLINE OF PROJECT AT STATION  
45+73.93); THENCE FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 127.69 FEET AND ALONG THE  
REQUIRED R/W LINE TO A POINT ON THE REQUIRED R/W LINE (SAID LINE BETWEEN A POINT THAT IS OFFSET  
55.00 FEET AND PERPENDICULAR TO THE CENTERLINE OF PROJECT AT STATION 41+00.00 AND A POINT OFFSET  
55.00 FEET AND PERPENDICULAR TO THE CENTERLINE OF PROJECT AT STATION 45+73.93); (SAID ARC HAVING A  
CHORD BEARING OF S 27°19'49"W, A CLOCKWISE DIRECTION, A CHORD DISTANCE OF 127.69 FEET AND A RADIUS  
OF 4805.00 FEET); THENCE N 89°57'12" W AND ALONG THE GRANTOR'S PROPERTY LINE A DISTANCE OF 27.84 FEET;  
TO THE POINT AND PLACE OF BEGINNING.

This property does not constitute the homestead of the Grantor(s).

\$94,292.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously  
herewith.

Subject to:

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #2007063



Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

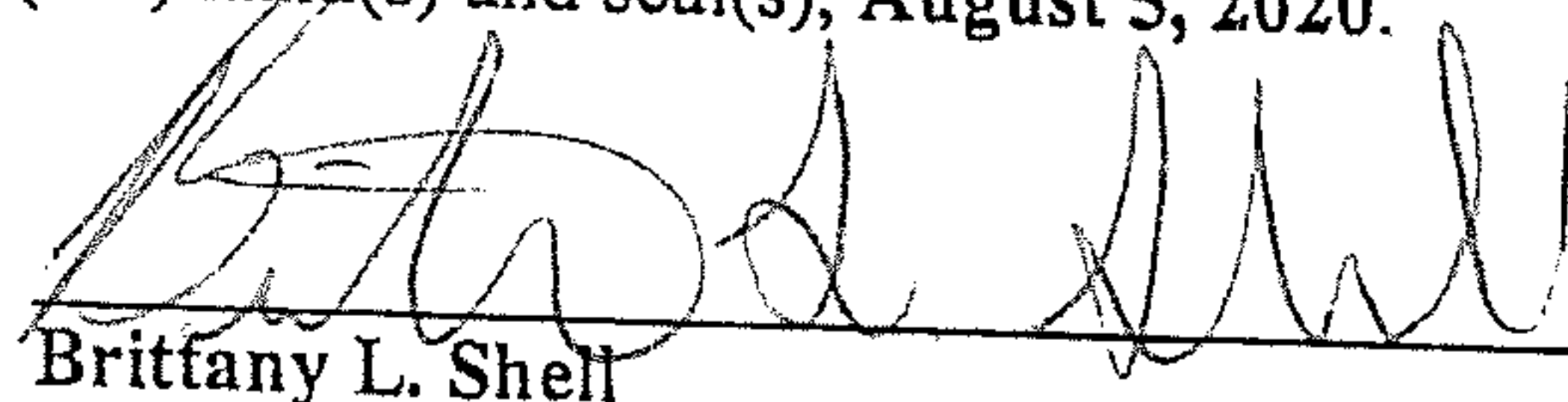
Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 112 pages 108 and 109 in the Probate Office.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 33, Page 300 and Deed 244, page 587 in the Probate Office.

TO HAVE AND TO HOLD Unto the said 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 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.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 5, 2020.

 (Seal)  
Brittany L. Shell

STATE OF ALABAMA

JEFFERSON COUNTY

# General Acknowledgement

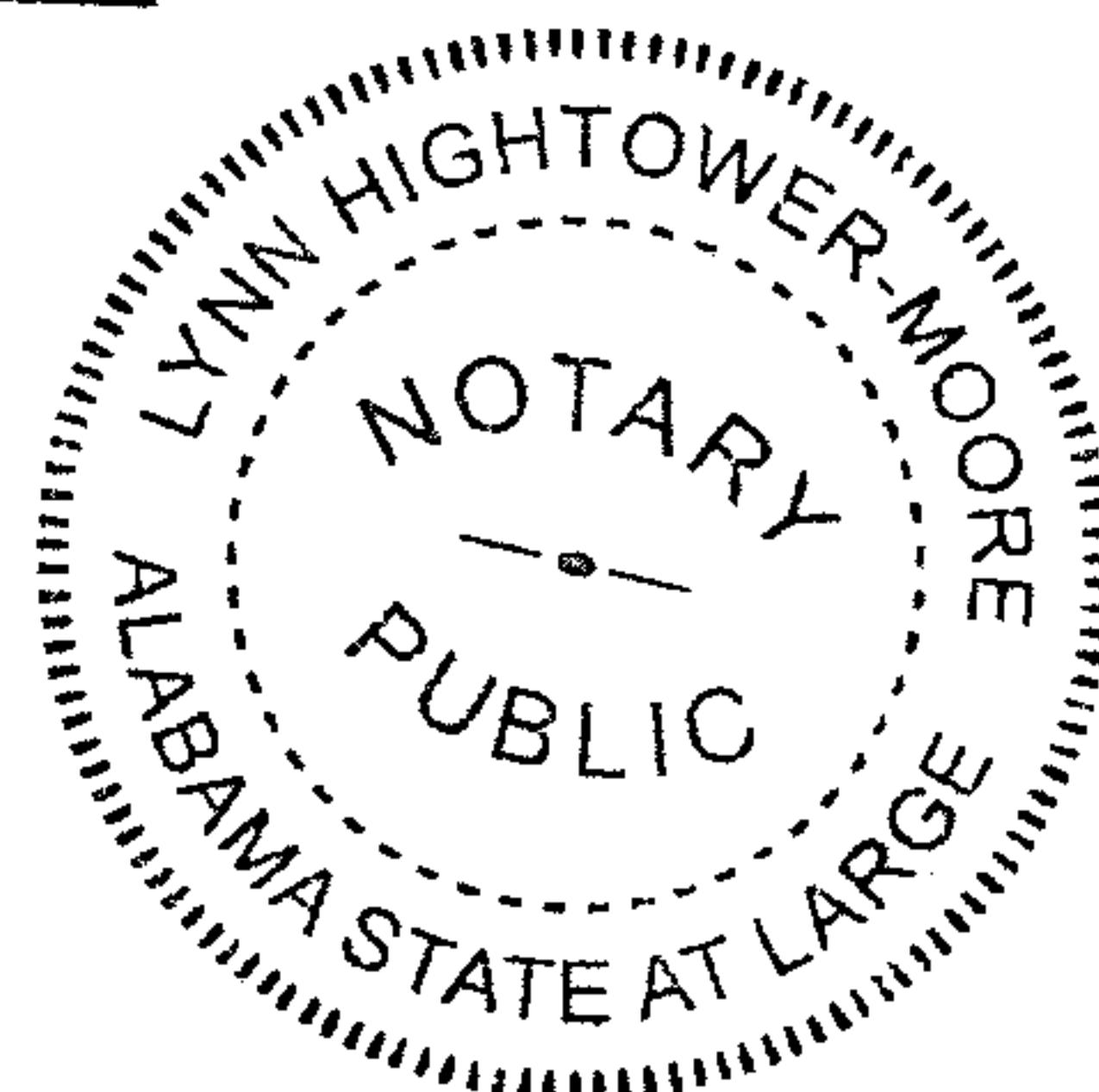
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brittany L. Shell, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2020

  
Notary Public.

(Seal)

My Commission Expires: 1-4-22





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/12/2020 02:56:37 PM  
 \$29.00 CHERRY  
 20200812000346440

*Alexis Bayl*

### Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Brittany L. Shell

Grantee's Name Nathan B. Buse and Madison L. Buse

Mailing Address 216 Hillside Drive  
 Wilsonville, Alabama 35186

Mailing Address 31140 Highway 25  
 Wilsonville, Alabama 35186

Property Address 31140 Highway 25  
 Wilsonville, Alabama 35186

Date of Sale 08/05/2020

Total Purchase Price \$93,350.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 8/5/2020

Print Nathan B. Buse

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one