



20220429000175630 1/4 \$33.50  
 Shelby Cnty Judge of Probate, AL  
 04/29/2022 11:02:40 AM FILED/CERT

This document prepared by:  
 Elizabeth A. Roland, Attorney  
 Roland Milling Law LLC  
 310 Canyon Park Dr.  
 Pelham, AL 35124

Description furnished by Grantor. No survey examined and no title examination made by this attorney. Source of title: Instrument #: 20190103000001990,1/6 Shelby County Probate Judge, Shelby County, Alabama, Recorded 1/3/2019.

**WARRANTY DEED**

**STATE OF ALABAMA        )**

**SHELBY COUNTY            )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt of which is acknowledged, I, **Johnny Busby** and wife, **Pamela M. Busby**, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey to **Philip Lane Busby**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Beginning at capped rebar found on the East right-of-way line of Interstate Highway 56 (430' public right-of-way) and the Southwest corner of Common Area of Eagle Cove Subdivision recorded in Map Book 35, Page 119; thence S 85°14'40" E a distance of 39.35 feet to a found capped rebar on the North right-of-way line of Shelby County Highway 361 (80' public right-of-way); thence with a curve turning to the left with an arc length of 69.37 feet, radius of 550.00 feet, chord bearing of S 53°07'35" W, chord length of 69.32 feet to set 5/8" rebar; thence N 19°54'20" E a distance of 47.71 feet to the POINT OF BEGINNING. Containing 855.43 square feet, .02 acres of land.

**Subject to:**

Property taxes for the year 2022 and subsequent years, not yet due nor payable and restrictions or conditions of record.

**TO HAVE AND TO HOLD** the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee, his successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and

Shelby County, AL 04/29/2022  
 State of Alabama  
 Deed Tax: \$2.50

20220429000175630 2/4 \$33.50  
Shelby Cnty Judge of Probate, AL  
04/29/2022 11:02:40 AM FILED/CERT

that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 20 day of April, 2022.

Johnny Busby  
JOHNNY BUSBY  
Pamela M. Busby  
PAMELA M. BUSBY

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Johnny 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 official seal this the 20<sup>th</sup> day of April, 2022.

Elizabeth A. Rolaf  
Notary Public  
My commission expires: My Commission Expires: May 22, 2022

Send tax notice to:  
Philip Lane Busby  
1080 Long Branch Pkwy.  
Calera, AL 35040

**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 and Pamela Busby  
Mailing Address 1010 Hwy 361  
Pelham, AL 35124

Grantee's Name Philip Lane Busby  
Mailing Address 1080 Long Branch Pkwy  
Calera, AL 35040

Property Address 730 Hwy 361  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 2,421.00

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 4-20-22

Print Pamela M Busby

Sign Pamela M. Busby

(Grantor/Grantee/Owner/Agent) circle one

Unattested



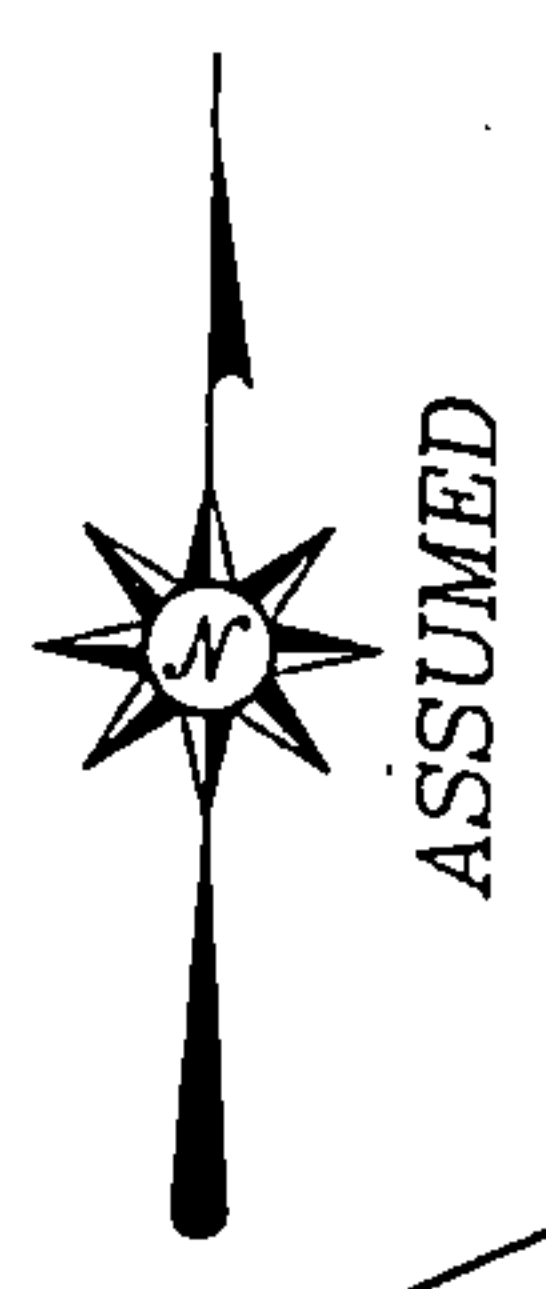
20220429000175630 3/4 \$33.50  
Shelby Cnty Judge of Probate, AL  
04/29/2022 11:02:40 AM FILED/CERT

Form

Form RT-1

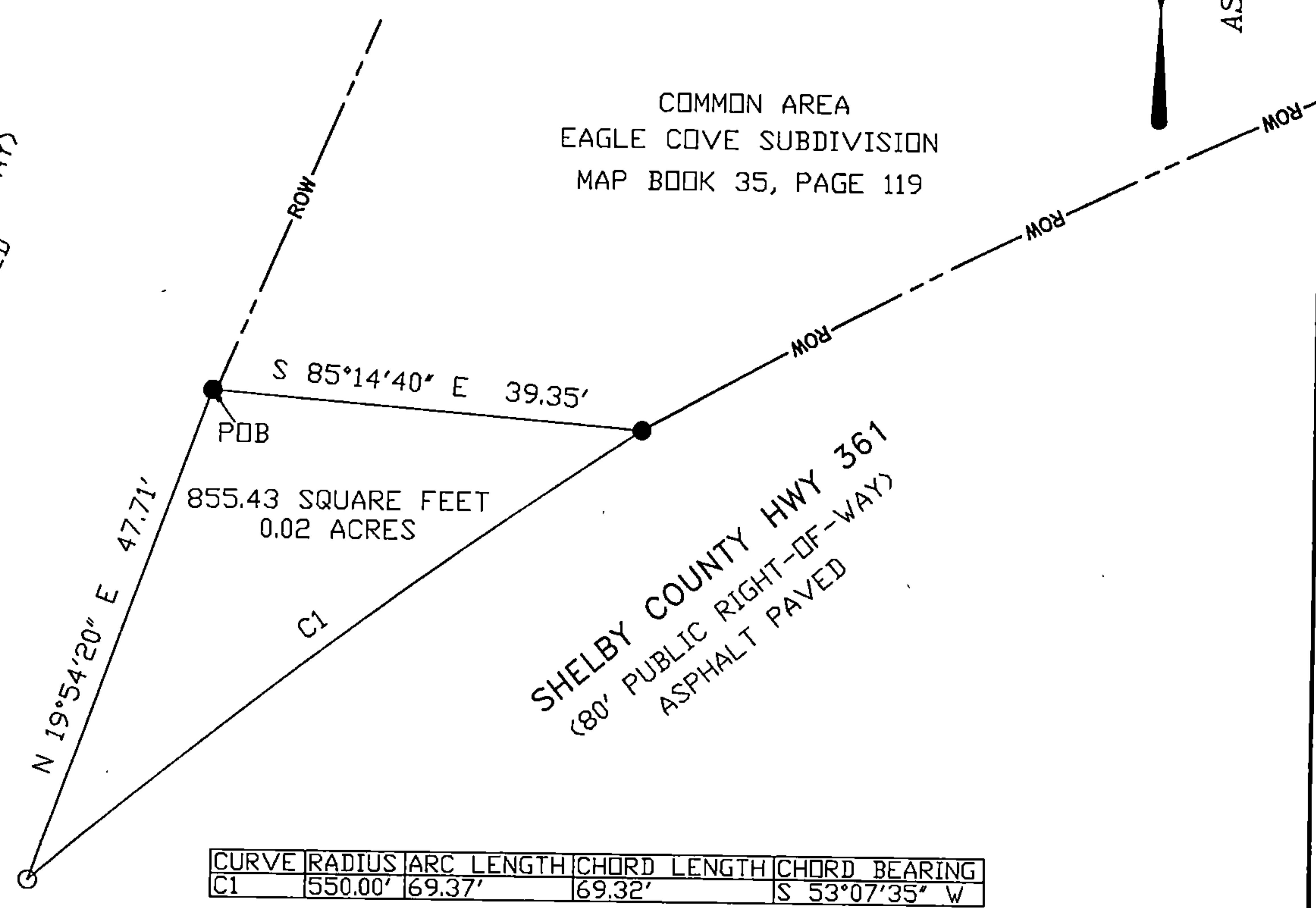
# BUSBY FAMILY SUBDIVISION

LYING IN THE  
 NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 2 WEST  
 AND NW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST  
 CITY OF PELHAM,  
 SHELBY COUNTY, ALABAMA



INTERSTATE HWY 65  
 (430' PUBLIC RIGHT-OF-WAY)  
 ASPHALT PAVED

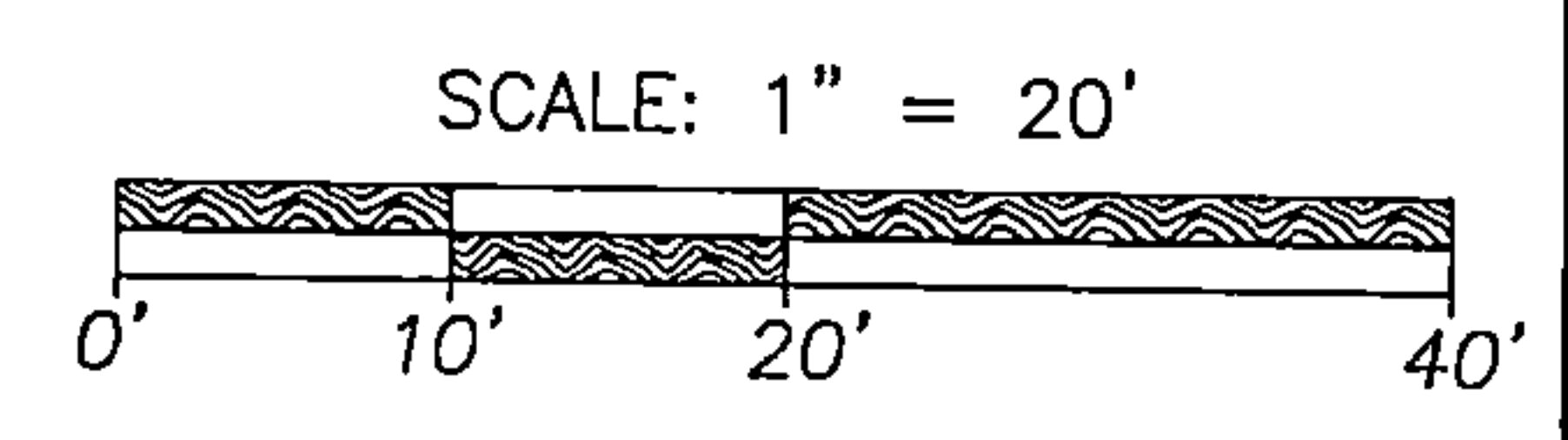
COMMON AREA  
 EAGLE COVE SUBDIVISION  
 MAP BOOK 35, PAGE 119



## LEGEND

- 5/8" REBAR SET
- FOUND CAPPED REBAR
- POB POINT OF BEGINNING
- RIGHT-OF-WAY LINE

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 550.00' | 69.37'     | 69.32'       | S 53°07'35" W |



STATE OF ALABAMA  
 COUNTY OF SHELBY

TO ALL INTERESTED PARTIES:  
 SCALE: 1" = 20'

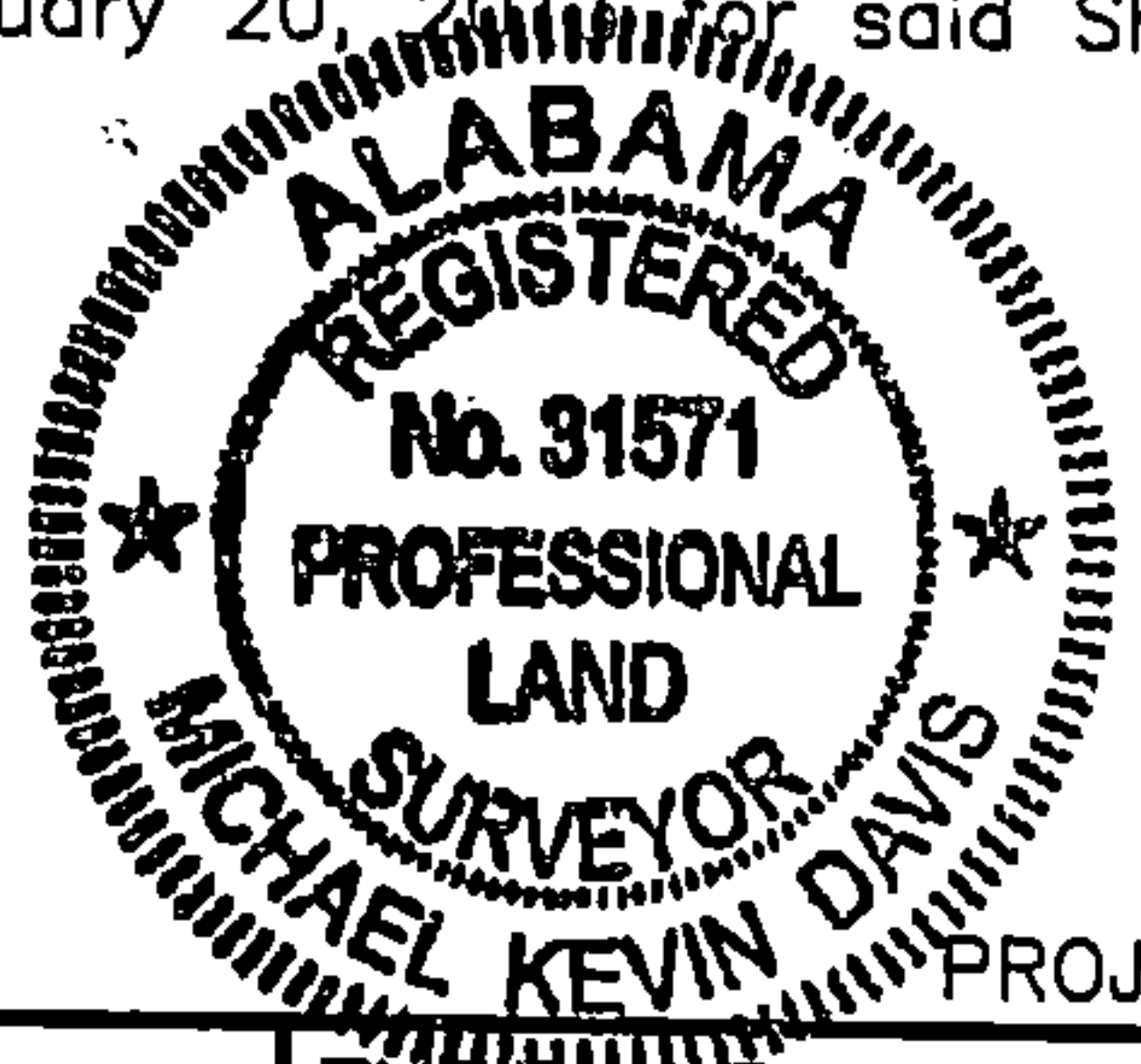
I, Michael K. Davis, Alabama Registered No. 31571, hereby state that all parts of this survey, performed on the 2nd day of February, 2022, and the drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

BEGINNING at capped rebar found on the East right-of-way line of Interstate Highway 65 (430' public right-of-way) and the Southwest corner of Common Area of Eagle Cove Subdivision recorded in Map Book 35, Page 119; thence S 85°14'40" E a distance of 39.35 feet to a found capped rebar on the North right-of-way line of Shelby County Highway 361 (80' public right-of-way); thence with a curve turning to the left with an arc length of 69.37 feet, radius of 550.00 feet, chord bearing of S 53°07'35" W, chord length of 69.32 feet to set 5/8" rebar; thence N 19°54'20" E a distance of 47.71 feet to the POINT OF BEGINNING. Containing 855.43 square feet, 0.02 acres of land.

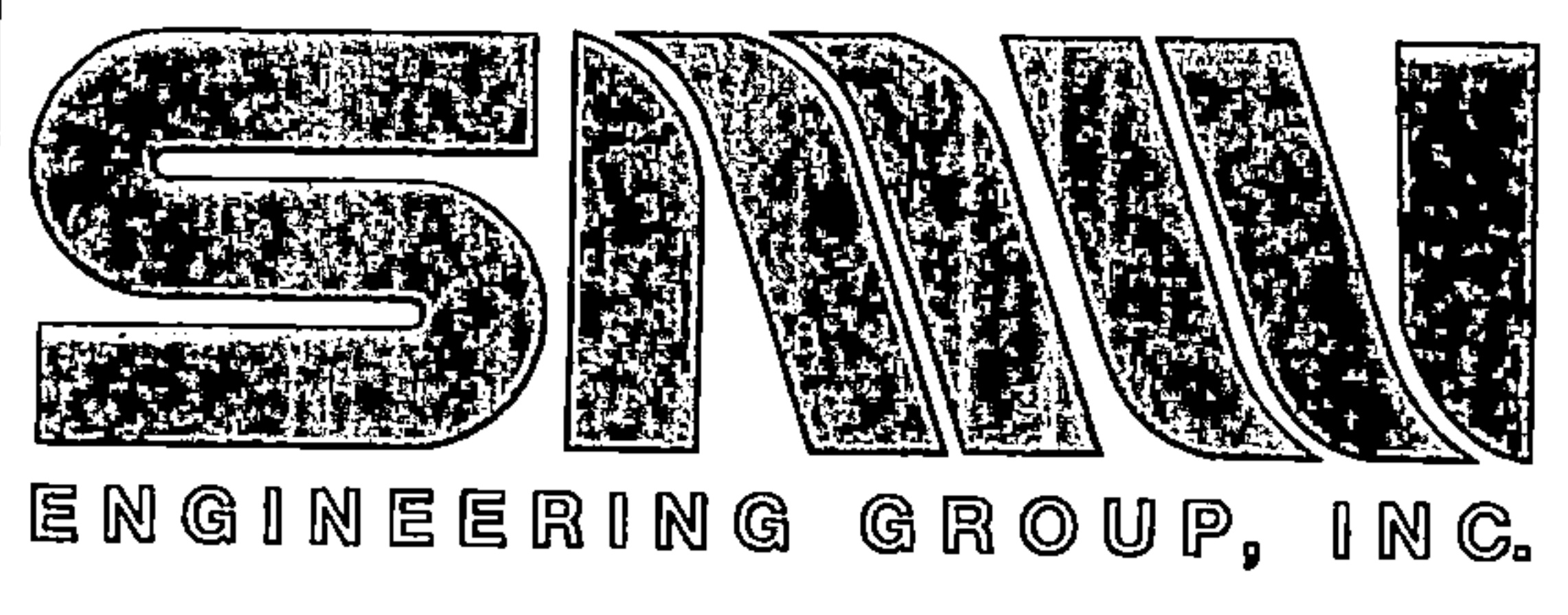
That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special flood hazard area and is shown in a Zone "X" of the Flood Insurance Rate Map Community Panel No. 01117C0216E, Dated February 20, 2017 for said Shelby County, Alabama.

GIVEN UNDER MY HAND AND SEAL, this the 3rd day of February, 2022.

Michael K. Davis  
 Alabama Registered No. 31571



PROJECT NO. 11-0210



**SMW Engineering Group, Inc.**  
 158 Business Center Drive  
 Birmingham, Alabama 35244  
 Ph: 205-252-6985  
 www.smweng.com

TYPE OF SURVEY  
**EXHIBIT**

CLIENT  
**JOHNNY BUSBY**  
 1010 HIGHWAY 361  
 PELHAM, AL 35124

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |

|                   |              |             |                  |
|-------------------|--------------|-------------|------------------|
| DATE:<br>03/03/22 | DRAWN:<br>JR | CHKD:<br>PK | SCALE:<br>1"=20' |
|-------------------|--------------|-------------|------------------|