

20221025000399790  
10/25/2022 08:22:40 AM  
DEEDS 1/3

Send Tax Notice to:

Irby Home Buyers, LLC

1 Saint Louis St # 3400  
Mobile AL 36602

This Instrument Prepared By:

Jeff George Underwood  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-22-3769i

STATE OF ALABAMA

COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Gregory Allen Buse and Connie Leigh Partridge Buse, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1205 1st Ave. West, Alabaster, AL 35007

by **Irby Home Buyers, LLC (herein referred to as "Grantee")**, whose mailing address is

1 Saint Louis Street, 3400, Mobile, AL 36602

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1199 Yeager**

**Parkway, Pelham, AL 35124,**

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### **SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7 day of October, 2022

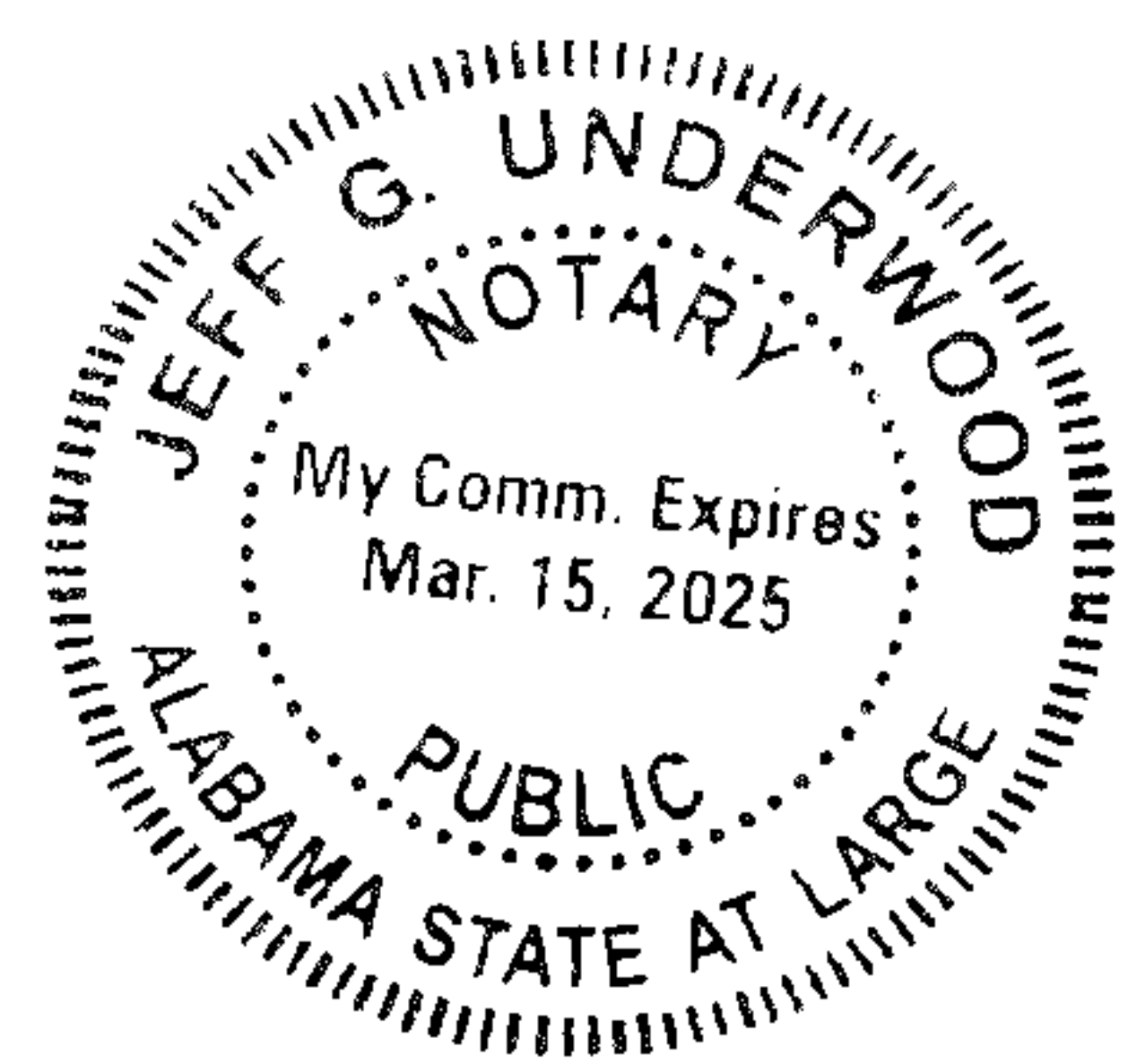
*Gregory Allen Buse*  
Gregory Allen Buse  
*Connie Leigh Partridge Buse*  
Connie Leigh Partridge Buse

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregory Allen Buse and Connie Leigh Partridge Buse**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of October, 2022

*Jeff G. Underwood*  
Notary Public  
Jeff G. Underwood  
Printed Name  
My Commission Expires: 3-15-25



**EXHIBIT A**

Property 1:

Lot 2 according to the Map of Buse Family Subdivision, as recorded in Map Book 51, Page 6, Instrument# 20190925000350150 in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/25/2022 08:22:40 AM**  
**\$188.00 PAYGE**  
**20221025000399790**

*Allie S. Bevil*