

20221201000437760
12/01/2022 09:27:11 AM
DEEDS 1/2

Send tax notice to:
MEGAN ANNETTE MOTLEY
241 CLAIRMONT ROAD
STERRETT, AL, 35147

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

STATE OF ALABAMA

2022549

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KEVIN BUSSEY and CASSANDRA BUSSEY, HUSBAND AND WIFE**, whose mailing address is 1034 Edgewater Lane Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **MEGAN ANNETTE MOTLEY and JASON DANIEL MOTLEY** whose property address is: **241 CLAIRMONT ROAD, STERRETT, AL, 35147** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 150, according to the Survey of Forest Parks, 1st Sector, as recorded in Map Book 22, page 28 A, B, and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. 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.
3. All matters as set forth in that plat of Forest Parks, 1st Sector, as recorded in Map Book 22, Page 28 A, B, and C, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Shelby County, recorded in Volume 228, page 341, and Volume 228, page 339, in the Probate Office of Shelby County, Alabama.
5. Oil, gas and mineral lease recorded in Volume 322, page 986; Real 50, page 716; Real 50, page 716; Real 50, page 720; Real 50, page 724; Real 50, page 965; Real 50, page 969; Real 50, page 977; Real 50, page 973 in the Probate Office of Shelby County, Alabama.
6. Easement for Alabama Power Company recorded in Volume 236, page 829, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, page 127; Volume 236, page 829; Volume 133, page 210; Volume 31, page 255; Volume 126, page 191; Volume 126, page 192; Volume 126, page 323; Volume 236, page 829; Volume 124, page 519; Volume 126, page 191; Volume 139, page 127; and Volume 236, page 829, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Volume 53, page 262, in the Probate Office of Shelby County, Alabama.
9. That part of subject property in the right of way of New Highway No. 280, acquired by the State of Alabama by condemnation proceedings.
10. Agreement recorded in Volume 334, page 585, in the Probate Office of Shelby County, Alabama.

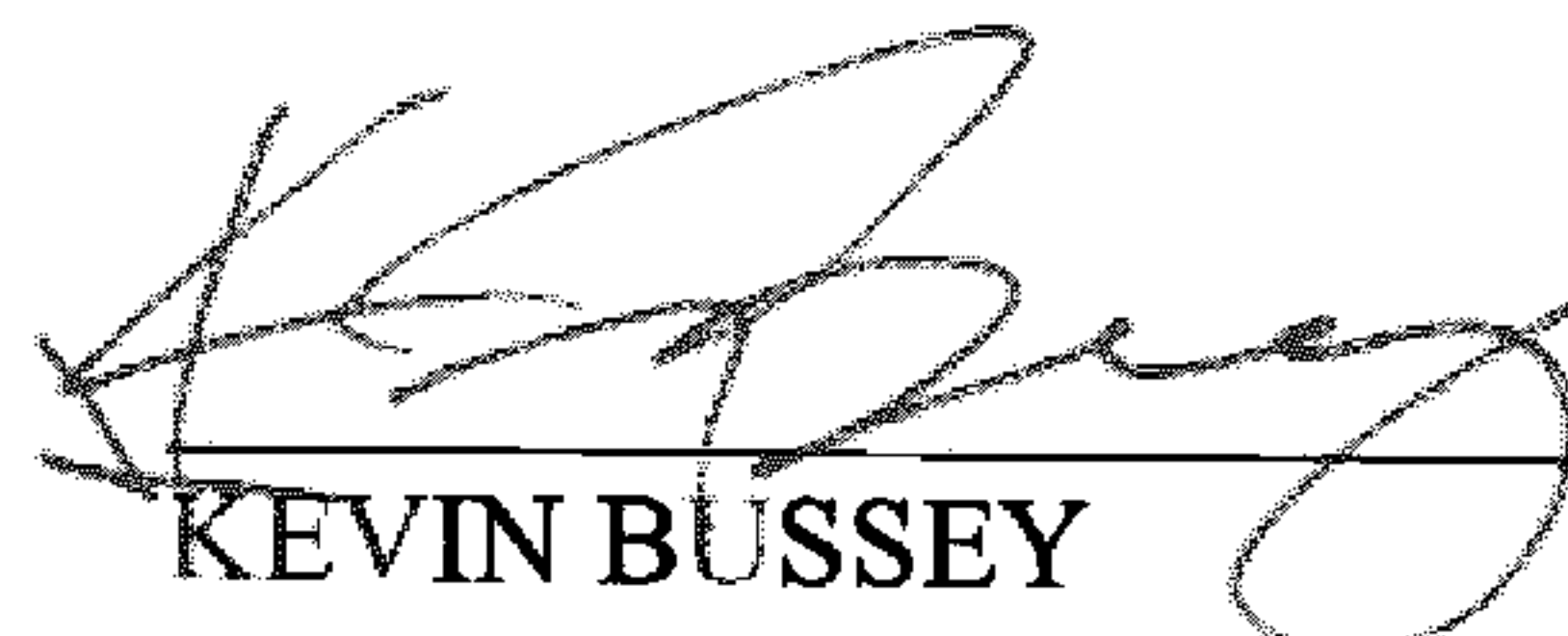
11. Easement for Road right of Way and ingress/egress, as recorded in Volume 287, page 888, in the Probate Office of Shelby County, Alabama.
12. Subject to agreement with Shelby County, Alabama recorded in Inst. #1998-4998, in the Probate Office of Shelby County, Alabama.
13. Subject to restrictions and covenants appearing of record in Inst. #199702752; Inst. #1997-4561 and Inst. #1998-23896, in the Probate Office of Shelby County, Alabama.
14. Subject to right-of-way granted to Alabama Power Company recorded in Volume 236, Page 829; Volume 139, Page 127; Volume 133, Page 21 O; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323 and Volume 124, Page 519, in the Probate Office of Shelby County, Alabama.
15. Subject to rights outstanding under those certain easement agreements conveyed to Shelby County in Inst. #1993-3957; Inst. #1993-3958; Inst. #1993-3959; Inst. #1993-3960; Inst. #1993-3961, Inst. #1993-3962; Inst. #1993-3963; Inst. #1993-3964; Inst. #1993-3965 and Inst. #1993-13966, in the Probate Office of Shelby County, Alabama.
16. Subject to terms, conditions, covenants, easements and releases of damages as recorded in Inst. #1996-31156, in the Probate Office of Shelby County, Alabama.
17. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1997-02752, Instrument 1997-25446, in the Probate Office of Shelby County, Alabama.
18. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument #1997-02752, in the Probate Office of Shelby County, Alabama

\$250,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 28 day of November, 2022.


KEVIN BUSSEY


CASSANDRA BUSSEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN BUSSEY and CASSANDRA BUSSEY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

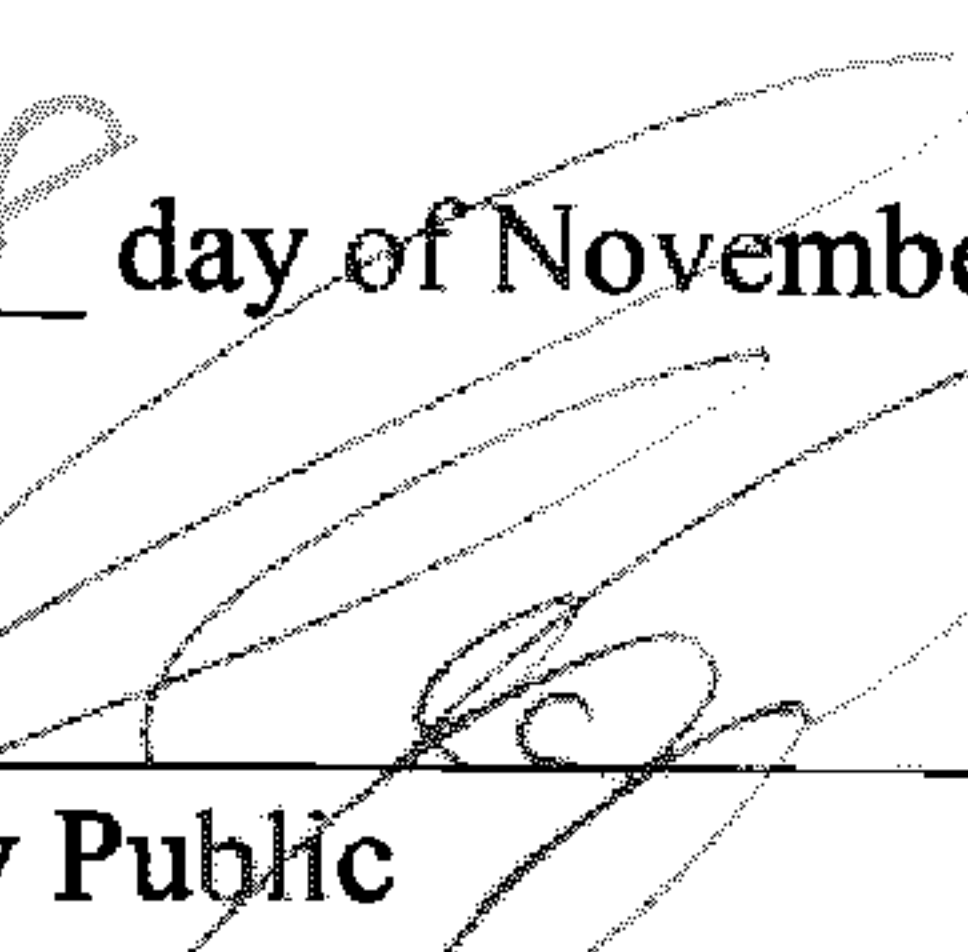
Given under my hand and official seal this the 28 day of November, 2022.

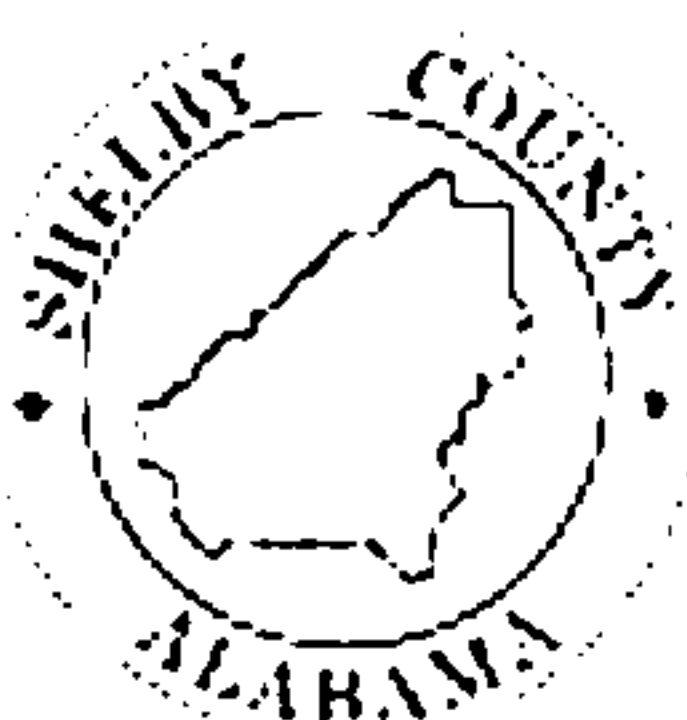


Notary Public

Print Name:

Commission Expires:


Charles D. Stewart, Jr.
30 Apr



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2022 09:27:11 AM
\$515.00 JOANN
20221201000437760

Allen S. Bayl