This Instrument was Prepared by:

Send Tax Notice To: Timothy Joseph Love Terri P. Love

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: S-23-29030

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Four Hundred Thirty Five Thousand Dollars and No Cents (\$435,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Philip Busby and Stephanie Busby, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Timothy Joseph Love and Terri P. Love, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 238, according to the Survey of Long Branch Estates Phase II, Final Plat, as recorded in Map Book 36, Page 93 A & B, in the Probate Office of Shelby County, Alabama

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$315,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of April, 2023.

State of Alabama

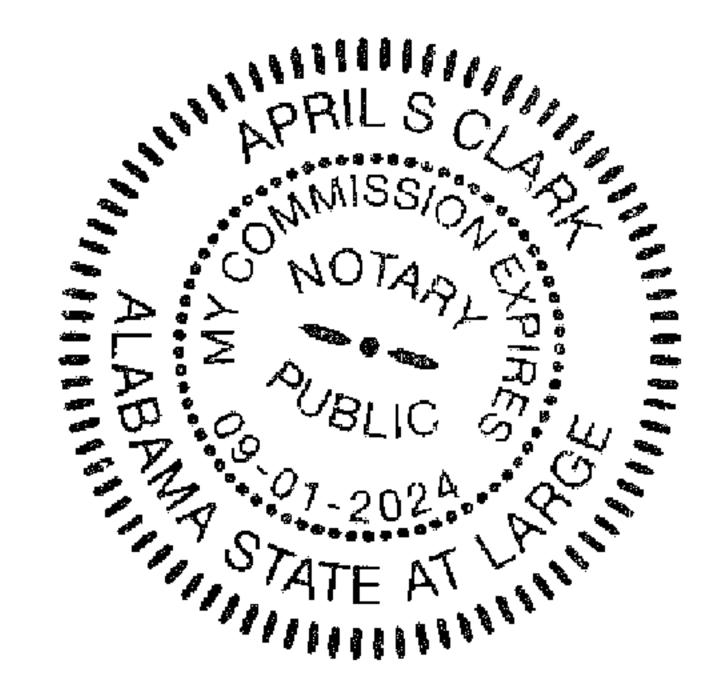
County of Shelby

I, <u>Upvi</u> <u>Cark</u>, a Notary Public in and for the said County in said State, hereby certify that Philip Busby and Stephanie Busby, 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 the 21st day of April, 2023.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Philip Busby Stephanie Busby	Grantee's Name	Timothy Joseph Love Terri P. Love
Mailing Address	+223 Brianwood DR Columbiana Al 35051	Mailing Address	1080 Long Branch Plus Calerade 35040
Property Address	1080 Long Branch Pkwy. Calera, AL 35040	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	
one) (Recordation Bill of Sale xx Sales Cor Closing S	ntract tatement document presented for recordation con	d) Appraisal Other	
Instructions			
Grantor's name an current mailing add	id mailing address - provide the name of dress.	f the person or persons co	onveying interest to property and their
Grantee's name as conveyed.	nd mailing address - provide the name o	of the person or persons to	o whom interest to property is being
Property address	the physical address of the property be	eing 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 of the assessor's current market value.			
valuation of the n	ded and the value must be determined, roperty as determined by the local officiate used and the taxpayer will be penalized.	al charged with the respot	nsibility of valuing property for property
further understand	t of my knowledge and belief that the int I that any false statements claimed on the <u>1975</u> § 40-22-1 (h).	formation contained in this his form may result in the	s document is true and accurate. I imposition of the penalty indicated in
Date April 14, 202	23	Print Philip Busby	
Unattested		Sign A	Bully
Officia	nd Recorded (verified by) I Public Records of Probate, Shelby County Alabama, County	Granto	r/Grantee/Qwøer/Agent) circle one
Clerk			Form RT-1

AHANA.

Shelby County, AL