

RECORD AND RETURN TO:  
Boston National Title Agency  
400 Rouser Rd. Bldg. 2 / Suite 500  
Coraopolis, PA 15108

File No. AL23106236

MAIL TAX STATEMENTS TO:  
Thomas Buster and Faith Whidden Buster  
171 Highway 89  
Montevallo, AL 35115

This document prepared by:  
George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 35-3-08-0-001-016.000

### **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 10 day of JANUARY 2024, by and between **Thomas Buster, married, joined in execution by his spouse, Faith Whidden Buster**, residing at 171 Highway 89, Montevallo, AL 35115, hereinafter referred to as Grantor(s) and **Thomas Buster and Faith Whidden Buster, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 171 Highway 89, Montevallo, AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 171 Highway 89, Montevallo, AL 35115


Prior instrument reference: Instrument No. 2015042000012617, Recorded: 04/20/2015


This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 10 day of JAN, 2024.

  
Thomas Buster

  
Faith Whidden Buster

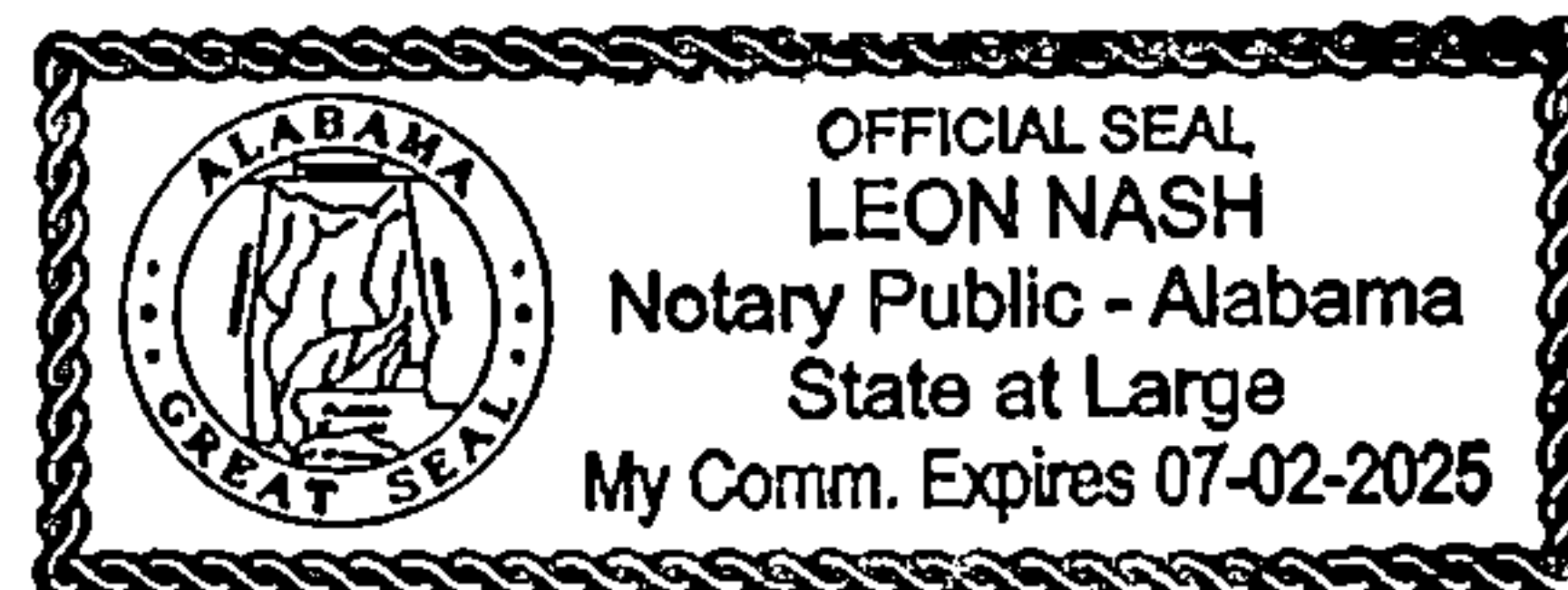
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Thomas Buster and Faith Whidden Buster**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10 day of JANUARY, 2024.

  
NOTARY PUBLIC

My commission expires: 07/02/2025



**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run Northerly along a fence depicting the West section line 958.587 feet to a fence corner, thence deflect right 92 degrees 04 minutes 59 seconds and run Easterly along a wood fence and metal fence, respectively for 1142.016 feet to a concrete monument on the West right-of-way line of County Road No. 89; thence deflect right 63 degrees 55 minutes 38 seconds and run Southeasterly along said right-of-way line 340.805 feet to a fence corner; thence deflect right 51 degrees 42 minutes 14 seconds and run Southwesterly along a metal fence 715.739 feet to the South line of Section 8, deflect right 64 degrees 10 minutes 15 seconds and run Westerly 950.141 feet, back to the beginning point.

**LESS AND EXCEPT:**

A part of the Southwest quarter Section 8, Township 24 North, Range 13 East. Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 8; thence run South 89 degrees 38 minutes 04 seconds East along the South line of said Section 8 a distance of 359.57 feet to the Point of Beginning; thence run North 10 degrees 34 minutes 56 seconds West a distance of 201.36 feet; thence run North 78 degrees 49 minutes 31 seconds East a distance of 209.53 feet; thence run South 16 degrees 15 minutes 54 seconds East a distance of 250.08 feet to the South line of said Section 8; thence run North 89 degrees 38 minutes 04 seconds West along said South line a distance of 238.62 feet to the Point of Beginning.

**ALSO LESS AND EXCEPT:**

A parcel of land lying in the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows: Begin at SW corner of above said Section, Township and Range, said point being the POINT OF BEGINNING; thence South 89 degrees 38 minutes 04 seconds East, a distance of 359.57 feet; thence North 10 degrees 35 minutes 01 seconds West a distance of 201.37 feet; thence North 78 degrees 49 minutes 31 seconds East, a distance of 209.53 feet; thence South 16 degrees 15 minutes 54 seconds East, a distance of 250.08 feet; thence South 89 degrees 38 minutes 04 seconds East, a distance of 197.39 feet; thence North 17 degrees 39 minutes 51 seconds West a distance of 299.31 feet; thence South 83 degrees 31 minutes 45 seconds West, a distance of 711 .04 feet; thence South 00 degrees 30 minutes 31 seconds East a distance of 200.00 feet to the POINT OF BEGINNING.

Parcel ID Number: 35-3-08-0-001-016.000

Property commonly known as: 171 Highway 89, Montevallo, AL 35115



**Real Estate Sales Validation Form****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Thomas Buster, joined by, Faith Whidden Buster

Thomas Buster and Faith Whidden Buster, husband and wife

Grantor's Name \_\_\_\_\_  
 Mailing Address 171 Highway 89  
Montevallo, AL 35115

Grantee's Name \_\_\_\_\_  
 Mailing Address 171 Highway 89  
Montevallo, AL 35115

Property Address 171 Highway 89  
Montevallo, AL 35115

Date of Sale 1/10/2024Total Purchase Price \$1.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk

Shelby County, AL  
 01/18/2024 01:10:45 PM  
 \$385.00 JOANN  
 20240118000013990

or

Actual Value \$

or

Assessor's Market Value \$ 353,810.00

Purchase price or actual value claimed  
 evidence: (check one) (Recordation of deed)

can be verified in the following 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 01/10/2024Print THOMAS BUSTER AND FAITH WHIDDEN BUSTER☐ UnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**