

This instrument was prepared by
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Charles D. Russell
name
821 - Acton Ave
address Bham, Al. 35209

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100-----Dollars 60,000.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Jesse D. Russell, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
B. Patricia Russell, Charles D. Russell, Nancy R. Allen and
Thomas Y. Russell

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A part of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 26, Township 21 South, Range 3 West, more particularly described as follows: Begin at the NW corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 26 and run along said line North 89 deg. East 1009.6 feet; thence run South 2 deg. 20' East 630.8 feet; thence run South 89 deg. West along North line of Douglas property 1624.2 feet more or less to East right of way line of Siluria Montevallo Highway; thence along said right of way North 30 deg. West 126.8 feet; thence continue along said right of way North 28 deg. 30' West 232.8 feet; thence continue along said right of way North 25 deg. 30' West 344 feet to North line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 26; thence run East along North line of last named forty to point of beginning, EXCEPTING THAT PARCEL in NW corner sold to Paul Lee as described in Deed Book 195, page 439, described as follows: From the NE corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 26, Township 21, Range 3 West run West along North boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 26, Township 21, Range 3 West for 612.92 feet for point of beginning of the land herein conveyed; continue West along North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 26 for 220.2 feet, more or less, to East right of way of the Siluria-Montevallo Road; thence turn an angle of 109 deg. 47' to left and run Southeasterly along the East right of way of the Siluria Montevallo Road for 164.11 feet; thence turn an angle of 70 deg. 13' to left and run in an East direction for 164.56 feet; thence turn an angle of 90 deg. to left and run North for 154.45 feet, more or less, to point of beginning. This being a part of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ Sec. 26, Township 21 South, Range 3 West.

Subject to current taxes, easements, restrictions, water rights, pipeline and other permits, and rights of way of record.

Jesse D. Russell is the surviving grantee of that certain deed recorded in Book 220 page 149 in the Probate Office of Shelby County, Alabama; the other grantee, Virginia L. Russell having died on May 21, 1980.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 17th day of April, 1987

BOOK 126 PAGE 161

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1987 APR 21 PM 2:46

Thomas A. ...
JUDGE OF PROBATE

STATE OF ALABAMA
Jefferson COUNTY }

- 1. Deed Tax \$ 6000 (Seal)
- 2. Mtg. Tax (Seal)
- 3. Recording Fee 250 (Seal)
- 4. Indexing Fee 300
- TOTAL 6150

Jesse D. Russell (Seal)
Jesse D. Russell

(Seal)

(Seal)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jesse D. Russell, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 1987

[Signature]
Notary Public