

This instrument was prepared by  
(Name) LARRY L. HALCOMB  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMESWOOD, ALABAMA 35209

Send Tax Notice To: James M. Russell  
name  
1337 3rd Court SW  
address  
Alabaster, Al 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA  
SHELBY COUNTY  
KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of Fifty six thousand and no/100 (56,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Steve A. Bowen and Wife, Laura B. Bowen  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James M. Russell and Dorinda D. Russell  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

Lot 35, according to the resurvey of Lots 31, 32, and 33, according to the survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5 page 88 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1987.

Subject to restrictions, building lines and easements of record.

The grantors do not warrant title to minerals and mining rights.

\$41,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 5th day of August, 1987

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT IS TRUE

Steve A. Bowen (Seal)  
Laura B. Bowen (Seal)

1987 AUG 12 AM 10:03  
1. Deed Tax \$15.00  
2. Mtg. Tax  
3. Recording Fee \$2.50  
4. Indexing Fee \$1.00  
TOTAL \$18.50

STATE OF ALABAMA  
Jefferson COUNTY  
Larry L. Halcomb

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Steve A. Bowen and wife, Laura B. Bowen whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, A. D., 1987

Larry L. Halcomb Notary Public