

SEND TAX NOTICE TO:

(Name) Samuel J. Russell  
1074 County Road 442  
 (Address) Sterrett, Alabama 35147

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW  
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-NINE THOUSAND ONE HUNDRED AND NO/100 (\$29,100.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Louise J. Maske, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

David Matthew Russell and Samuel J. 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:

From the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 19 South, Range 1 East, run westerly a distance of 460.07 feet to the point of beginning; thence, continue in a straight line a distance of 512.50 feet; thence, right 89°-59'45" a distance of 730.13 feet to the south R.O.W. line of county road No. 450; thence, right 89°-14'-53" along said R.O.W. line a distance of 512.54 feet; thence, right 90°-45'-07" a distance of 736.89 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of E. E. Peavy, Ala. Reg. No. 6169, dated May 2, 1988.

Also, a 4 ft. easement of uniform width over and across certain property owned by the grantor in the NE 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama for the purpose of installation and use of a water line. Said easement shall run from County Highway 51 along County Highway 450 right-of-way to the above described property.

Subject to the following:

1. Taxes for 1989 and subsequent years. 1989 taxes are a lien but not due and payable until October 1, 1989.
2. Right of way to Shelby County as recorded in Deed Book 213, page 473 in Probate Office of Shelby County, Alabama.

\$24,100.00 of the purchase price recited above was paid from a purchase money mortgage executed 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, I have hereunto set my hand(s) and seal(s), this 2nd

day of August, 19 89.

WITNESS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Louise J. Maske (Seal)  
 Louise J. Maske

1. Doc. Tax \$ 5.00  
 2. Map. Tax \_\_\_\_\_  
 3. Recording Fee 2.50  
 4. Indexing Fee 3.00  
 TOTAL 11.50

STATE OF ALABAMA }  
 SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Louise J. Maske, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, A. D., 19 89

Reagan P. Letour

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