

Birmingham, AL 35236-0187

Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

\$137,500.00.

That in consideration of One Hundred Thirty Seven Thousand Five Hundred and no/100ths DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert H. Russell, Jr. and wife, Deborah T. Russell

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

Betty D. Hottell and husband, Charles D. Hottell

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lto 41, according to the Survey of Dogwood Forest, Second Phase as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$ 109,600.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-00049

01/03/1995-00049
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 39.00

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 for 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 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 29th
day of December, 19 94.

WITNESS

_____ (Seal)

_____ (Seal)

_____ (Seal)

Robert H. Russell, Jr. (Seal)

Deborah T. Russell (Seal)
Deborah T. Russell

_____ (Seal)

SEE ADDITIONAL NOTARY ON BACK

STATE OF ALABAMA

Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Robert H. Russell, Jr., a married man

whereby certify that _____
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.

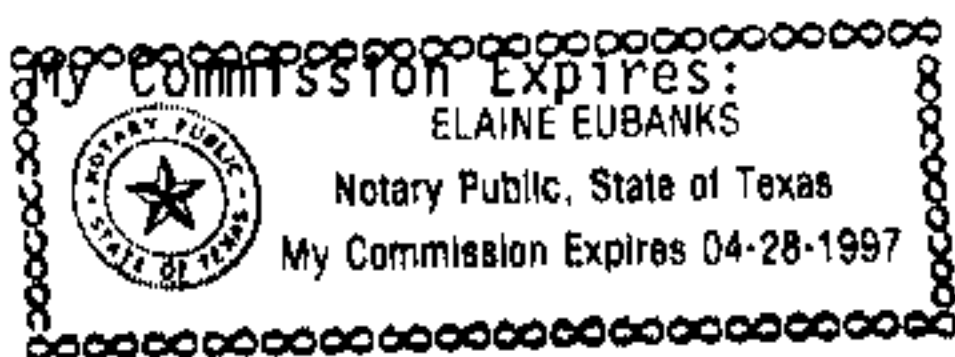
Given under my hand and official seal this 16th day of December A.D., 1994

Dawn Resco

State of Texas
County of Smith

I, the undersigned, hereby certify that Deborah T. Russell, 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 of same bears date.

GIVEN UNDER MY HAND THIS 16th DAY OF December, 1994.



Elaine Eubanks
Notary Public

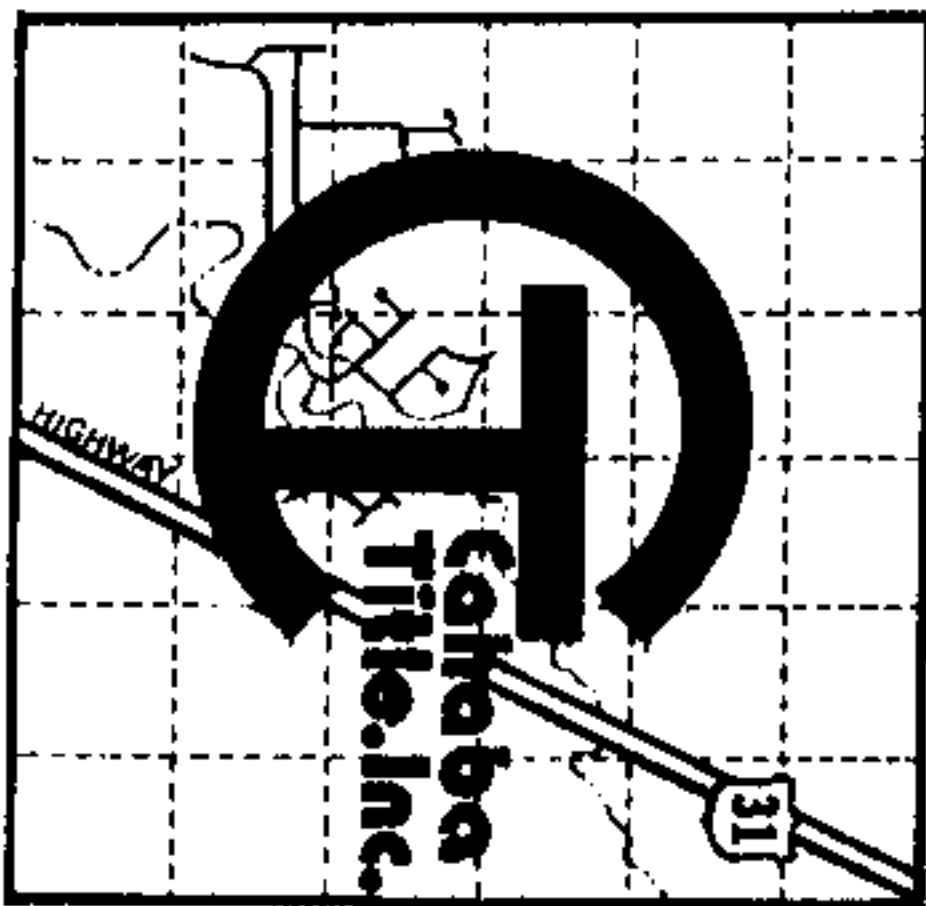
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SHELBY COUNTY JUDGE OF PROBATE
39.00

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600
LOCATED IN RIVERCHASE