

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Ricky Ruston
117 Creekwood Drive
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



20100323000084940 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
03/23/2010 03:04:35 PM FILED/CERT

That in consideration of Two Hundred Forty Nine Thousand Nine Hundred dollars and Zero cents (\$249,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kim Starnes and husband, Keith Starnes (herein referred to as grantors) do grant, bargain, sell and convey unto Ricky Ruston and Lauren Ruston (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 15, according to the map of Hidden Springs Subdivision, Sector 2, as recorded in Map Book 32, page 97, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$245,373.00 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, I have hereunto set my hand and seal, this 17th day of March, 2010.

(Seal)

Kim Starnes

(Seal)

(Seal)

Keith Starnes

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kim Starnes and husband, Keith Starnes 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 17th day of March, 2010

My commission expires: 10/16/2012

Notary Public

Shelby County, AL 03/23/2010
State of Alabama
Deed Tax : \$5.00

