

Send tax notice to:
GREGORY ALLEN RUSS and LORRAINE A. RUSS
671 FOREST LAKES DRIVE
STERRETT, AL 35147

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Forty Thousand and 00/100 (\$140,000.00)** and other valuable considerations to the undersigned **GRANTOR (S), MARCIA GLADSTONE, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE (S)** herein, the receipt of which is hereby acknowledged, the said **GRANTOR (S)** does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **GREGORY ALLEN RUSS and LORRAINE A. RUSS**, hereinafter referred to as **GRANTEE(S)**, 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 County of Shelby State of Alabama, to-wit:

LOT 22, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$145,077.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of 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, that I (we) have a good right to sell and convey the same to the said **GRANTEE (S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 7th day of September, 2011.


MARCIA GLADSTONE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **MARCIA GLADSTONE** is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September 2011.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

