This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209 Send Tax Notice To: Sherry K. Russell & Steven S. Russell 1478 Secretariat Drive Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)	
)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	

That in consideration of \$155,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Sonya R. Hester, the surviving grantee of deed recorded in Reeal 299, Page 305, the other grantee, Terry A. Hester, having died on 12/09/2007, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sherry K. Russell and Steven S. Russell (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$147,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 24th day of July, 2012.

Sonya R. Hester

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sonya R. Hester, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Giver under my official hand and seal this the 24th day of July, 2012.

Notary Public

Commission Expires:

My Comm. Expires

My Comm. Expires

Mar. 5, 2013

PUBLIC

ALABAMA

MINIMUM

20120813000298260 1/3 \$26.00 Shelby Cnty Judge of Probate, AL 08/13/2012 12:58:05 PM FILED/CERT

EXHIBIT "A" Legal Description

Lot 84, according to the Survey of Dearing Downs, Sixth Addition, Phase II, as recorded in Map Book 11, Page 31 and re-recorded in Map Book 11, Page 80, in the Probate Office of Shelby County, Alabama.

20120813000298260 2/3 \$26.00 Shelby Cnty Judge of Probate, AL 08/13/2012 12:58:05 PM FILED/CERT

> Shelby County, AL 08/13/2012 State of Alabama Deed Tax:\$8.00

Real Estate Sales Validation Form

This Document must be filled out in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Nan Mailing Address:			AL Mai		ame: Sherry K. Russell and Steven S. Russell 1478 Secretariat Drive, Helena, AL 35080	
Property Address: 1478 Secretariat Drive Helena, AL 35080			Date of Sale: Total Purchase Price: or Actual Value: or Assessor's Market Value		24th day of July, 2012	
					\$155,000.00	
					\$	
		A			e:\$	
-	price or actual value claime of documentary evidence is		n be verified in	the follo	owing documentary evidence: (check one)	
Bill of Sa		Appraisal				
X Sales Co		Other	· .= · · · · · ·			
	nce document presented for	recordation cont	tains all of the i	equired	information referenced above, the filing of this for	
			Instruction	1.S		
Grantor's nan mailing addre	•	vide the name of	the person or p	ersons c	conveying interest to property and their current	
Grantee's nan	ne and mailing address - pro	vide the name of	the person or p	ersons to	o whom interest to property is being conveyed.	
Property addr	ess - the physical address of	the property bei	ng conveyed, if	availab	le.	
Date of Sale	- the date on which interest t	to the property wa	as conveyed.			
Total purchas offered for re		id for the purcha	se of the prope	rty, both	real and personal, being conveyed by the instrument	
	fered for record. This may b				n real and personal, being conveyed by the by a licensed appraiser or the assessor's current	
the property a	A	fficial charged wi	ith the responsi	oility of	fair market value, excluding current use valuation, or valuing property for property tax purposes will be 22-1 (h).	
,	at any false statements clain				this document is true and accurate. I further ition of the penalty indicated in Code of Alabama	
Date: August 7, 2012	7 2012			Print .	Same Par	
Date. August	7, 2012	. 				
Unattest	ted			Sign:		
——— Onatios	(verified by)			_	(Grantor/Grantee/Owner/Agent) circle one	

Form RT-1

