

Send tax notice to:

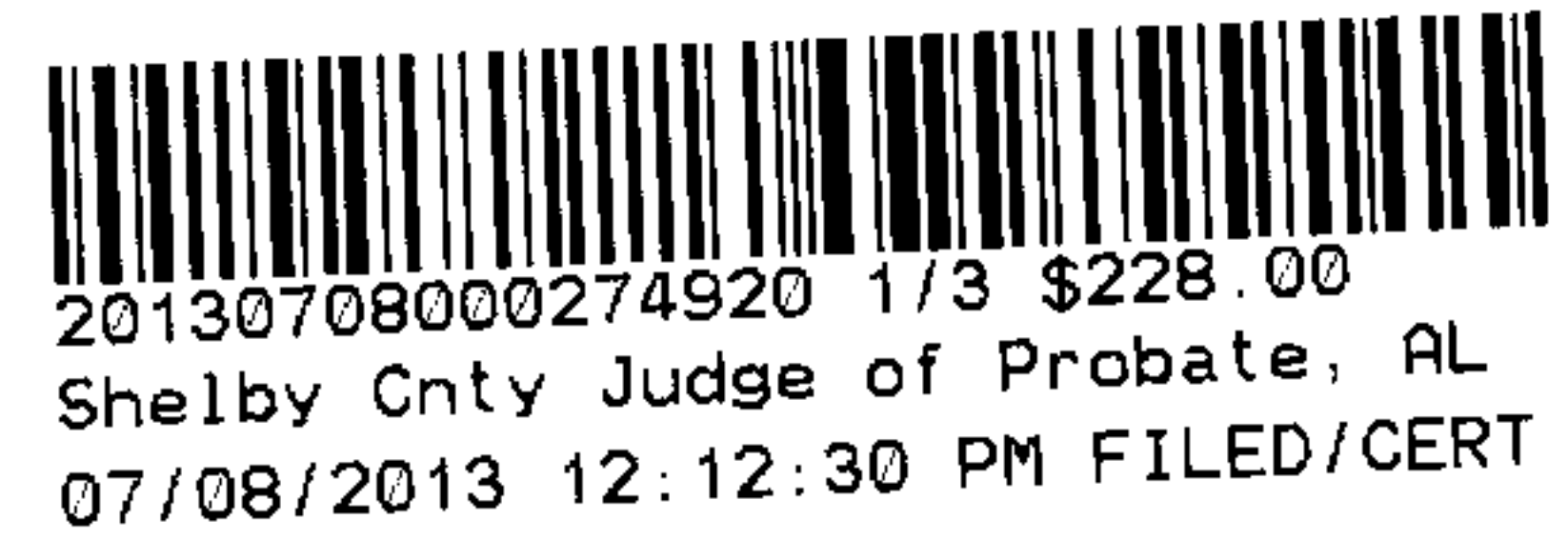
ROBERT J. MASON, JR.
1200 GREYSTONE COVE CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013318

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) in hand paid to the undersigned, VANN A. RUSSELL and CARLA L. RUSSELL, Husband and Wife (hereinafter referred to as "Grantors") by ROBERT J. MASON, JR. and GAIL MASON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF THE COVE OF GREYSTONE, PHASE I, AS RECORDED IN MAP BOOK 26, PAGES 39 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEGETCS, OLIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
8. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.
9. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF THE COVE AT GREYSTONE, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 39 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY, RECORDED IN INSTRUMENT NO. 2000-11841, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. ARTICLES OF INCORPORATION OF THE COVE AT GREYSTONE HOMEOWNER'S ASSOCIATION, INC. RECORDED IN INSTRUMENT NO. 1995-35677 AS AMENDED IN 1998-38837 AND AS FURTHER


AMENDED IN INSTRUMENT NO. 1998-38838, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.


12. CONVEYANCE OF SEWER FACILITIES AND EASEMENT TO SHELBY COUNTY, ALABAMA, RECORDED IN INST. NO. 2003071000436310 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RECIPROCAL USE AGREEMENT, RECORDED IN INST. NO. 1999-24249 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN INST. NO. 1998-38836 AS CORRECTED IN INST. NO. 1998-41636 AS AMENDED IN INST. NO. 1999-32455 AND INST. NO. 2000-39235 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$310,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

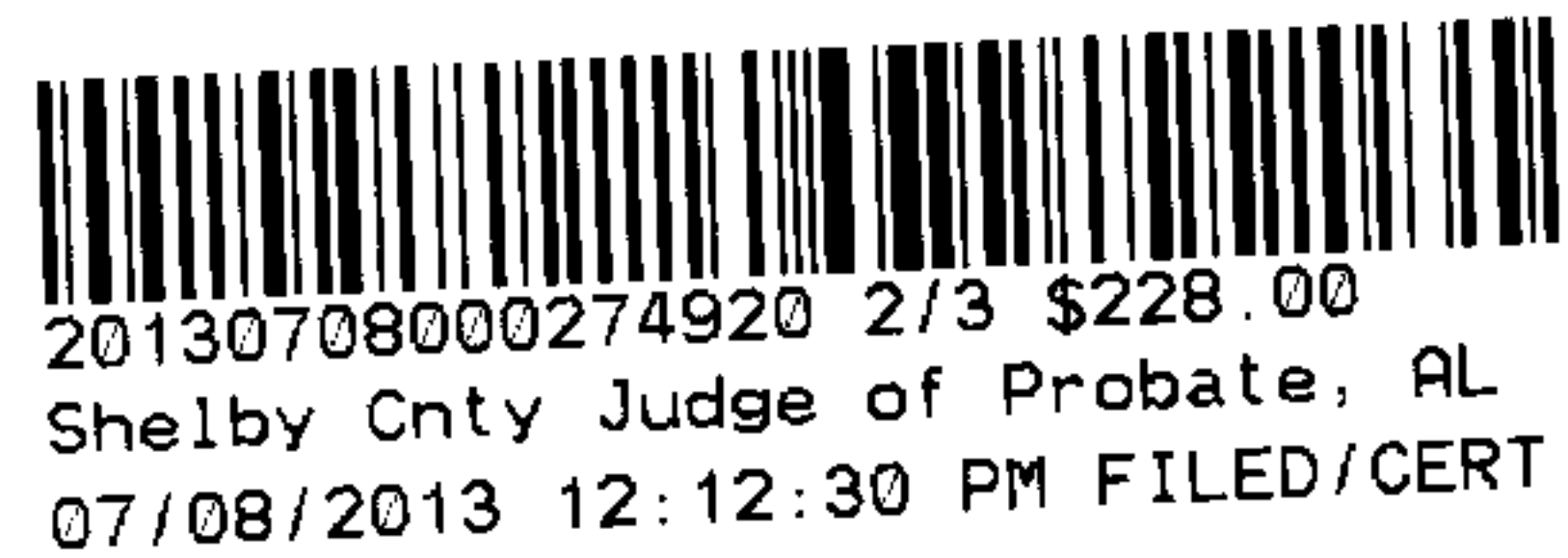
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of June, 2013.



VANN A. RUSSELL


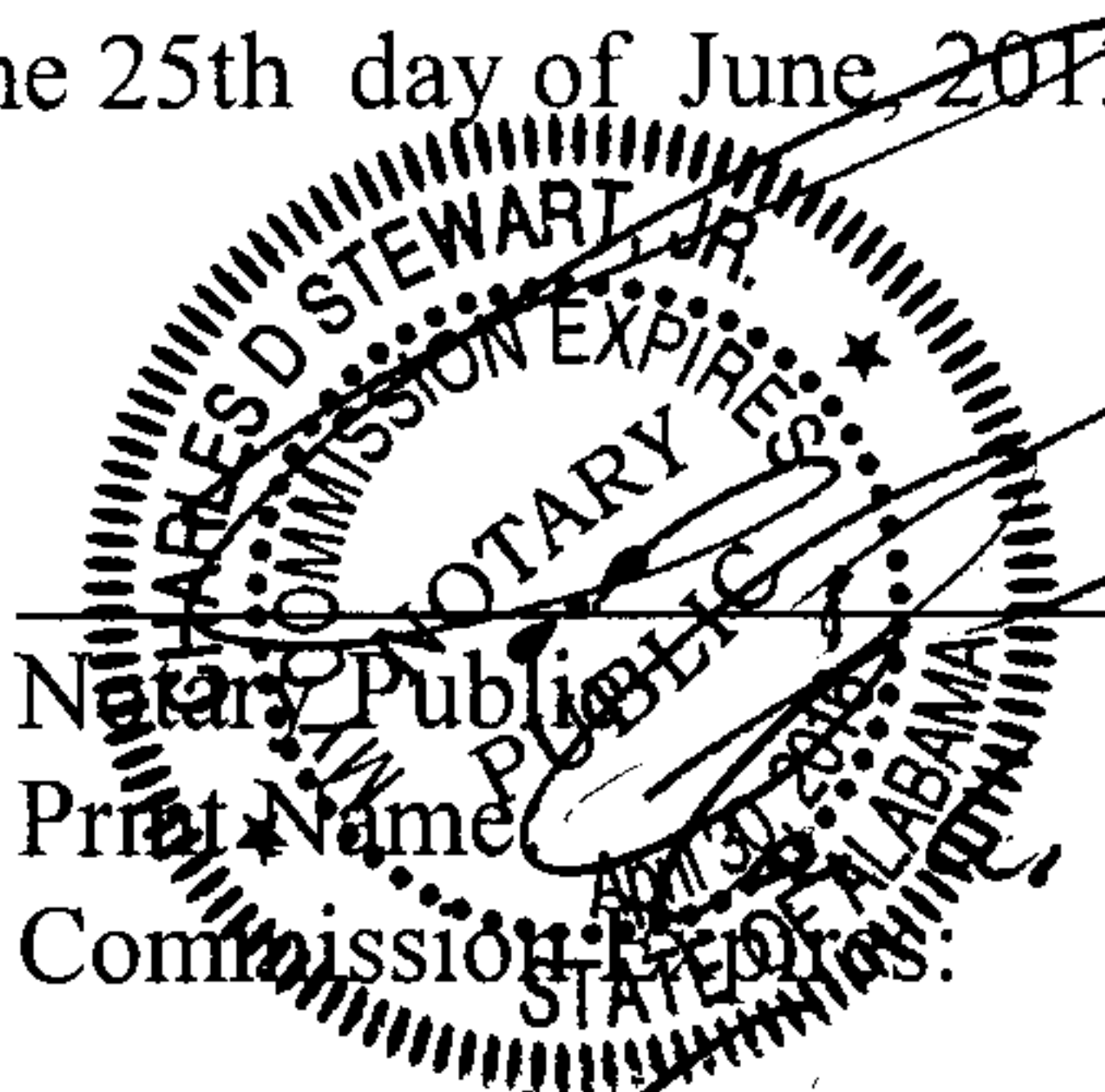
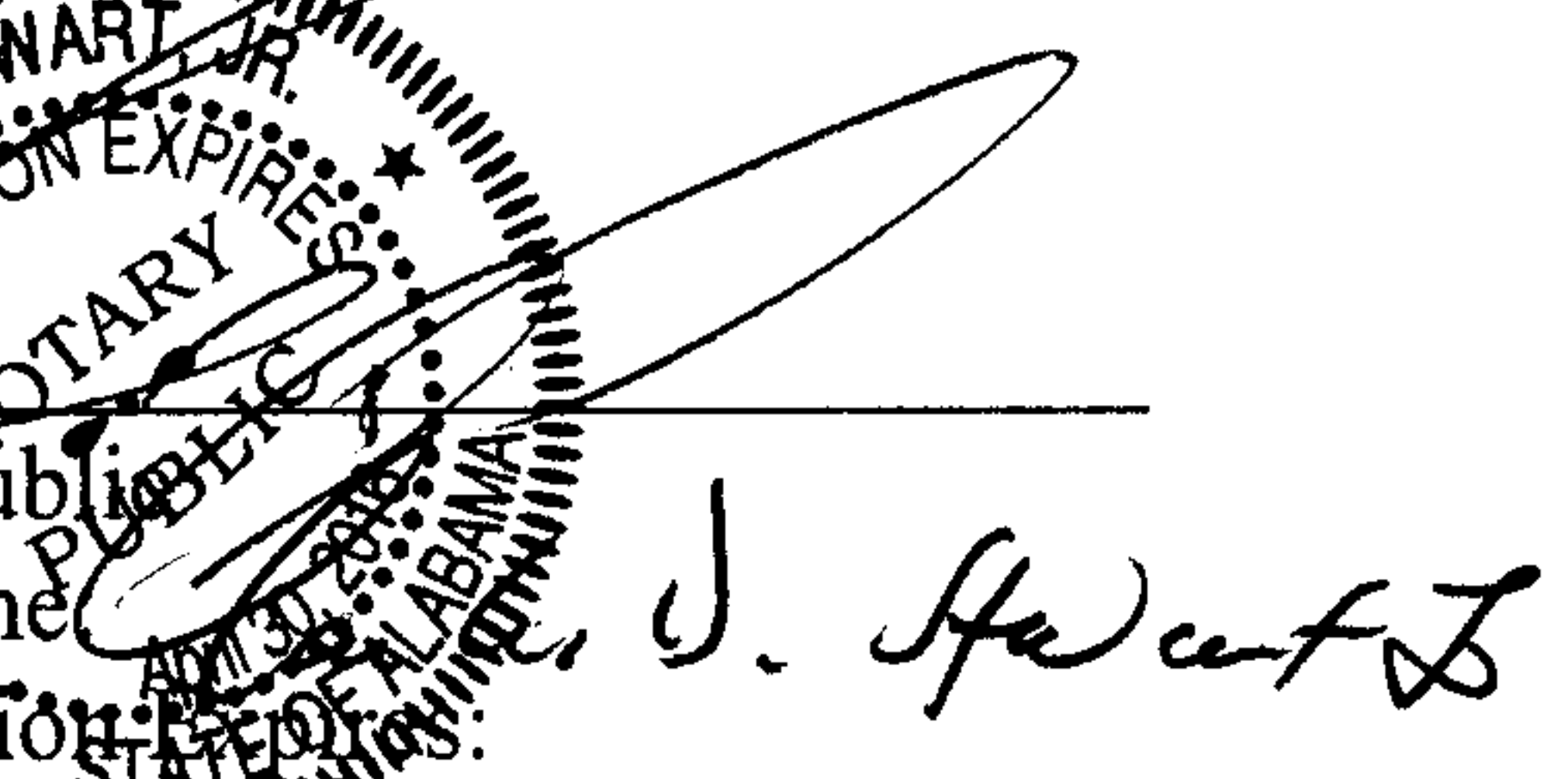
CARLA L. RUSSELL



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VANN A. RUSSELL and CARLA L. RUSSELL, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2013..


Notary Public
Print Name: Charles Stewart Jr.
Commission Expires: 12/31/2013
STATE OF ALABAMA

C-30-6

Real Estate Sales Validation Form

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

Grantor's Name Warr A. Russell
Mailing Address 1730 Indian Crest Dr
Indian Springs AL 35124

Grantee's Name Robert J. Meera Jr.
Mailing Address 1200 Keystone Cove
Birmingham AL
35242

Property Address 1200 Keystone Cove
Birmingham
AL 35242

Date of Sale 6-25-13

Total Purchase Price \$ 520,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/25/13

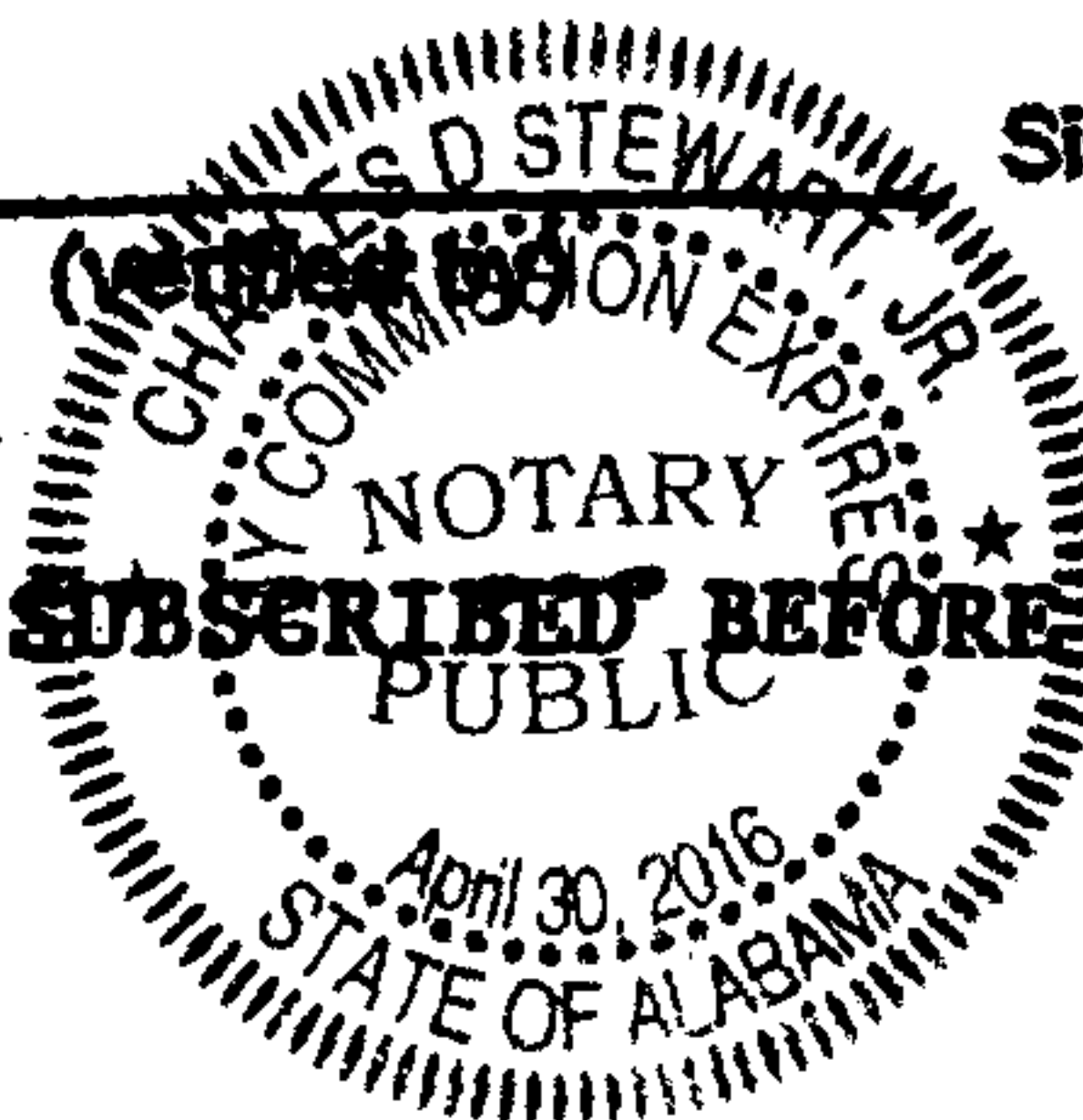
Print Robert J. Meera Jr.

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA
SWORN TO AND
2013.



SUBSCRIBED BEFORE ME ON THIS 25 DAY OF

COUNTY OF SHELBY

Form RT-1

NOTARY PUBLIC



20130708000274920 3/3 \$228.00
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:30 PM FILED/CERT