

Send tax notice to:


VANN ALLEN RUSSELL
1730 INDIAN CREST DRIVE
INDIAN SPRINGS, AL, 35124

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

2013322

WARRANTY DEED


20130708000274940 1/4 \$874.00
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Two Hundred Seventy Thousand and 00/100 Dollars (\$1,270,000.00) in hand paid to the undersigned, JENNIFER GANN AND HUSBAND, KEVIN GANN (hereinafter referred to as "Grantors") by VANN ALLEN RUSSELL and CARLA LAYTON RUSSELL (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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" .

SUBJECT TO:

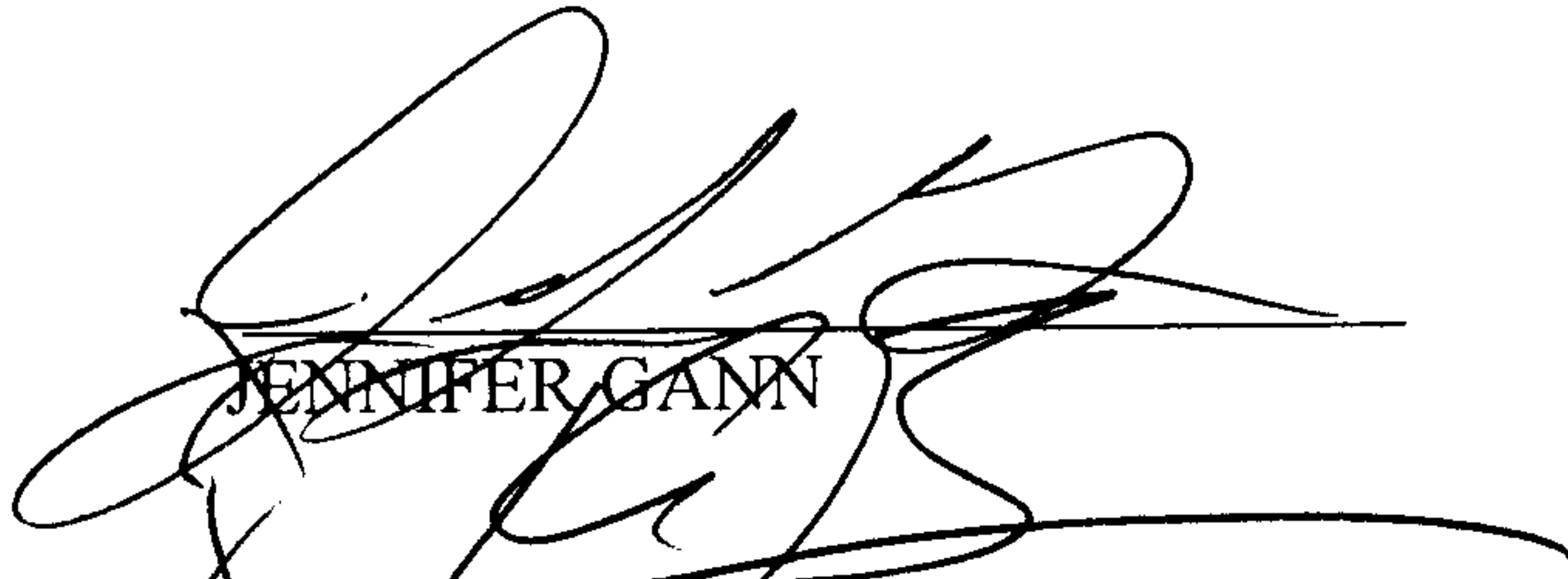

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. TITLE TO ALL OIL GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 42, PAGE 246.
3. 90 FOOT SETBACK LINE FROM INDIAN CREST TRAIL, 50 FOOT BUILDING SETBACK LINE FROM VALLEY VIEW DRIVE AND A 20 FOOT EASEMENT RUNNING ALONG THE WESTERLY LOT LINE AS SHOWN ON RECORDED MAP.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENTS RECORDED IN DEED BOOK 256, PAGE 597 AND ANY AMENDMENT THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN INSTRUMENT NO. 20061218000612890.


\$417,000.00 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.

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$853.00

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

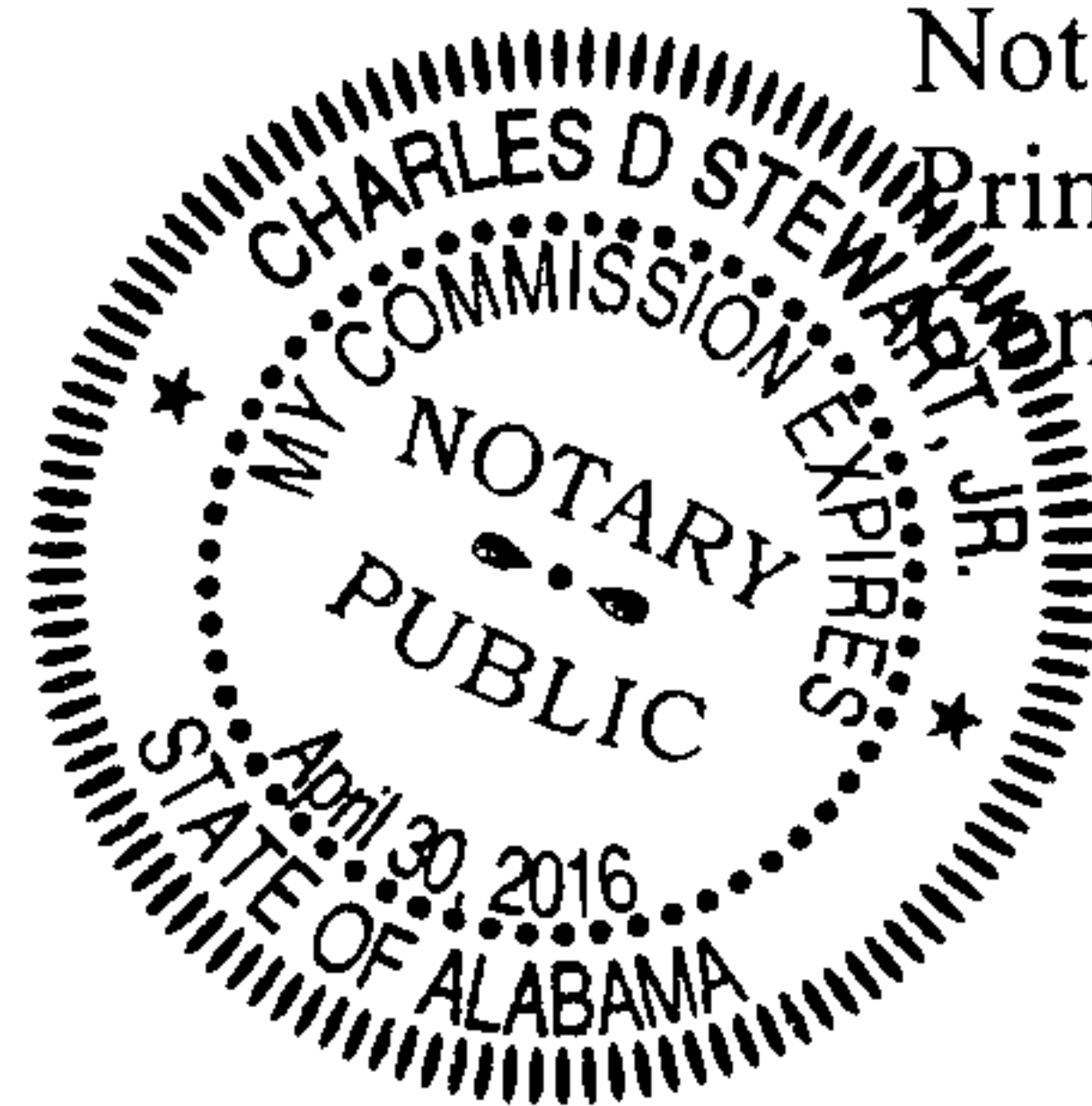

JENNIFER GANN

KEVIN GANN


20130708000274940 2/4 \$874.00
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:32 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JENNIFER GANN AND KEVIN GANN, 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 D. Stewart Jr*


Commission Expires: *3-5-16*

EXHIBIT "A"

Lot 6, Block 2, according to the Survey of Indian Crest Estates, Second Sector, as recorded in Map Book 5, Page 42, in the Probate Office of Shelby County, Alabama.

Also:

The following description of a tract of land situated in the NE 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of said Section; thence West along the South line of said 1/4-1/4, 66.76 feet to the point of beginning and the Westerly right of way of Valley View Drive; thence continue along the last stated course, leaving said right of way, 150.84 feet to the Easterly right of way of Indian Crest Trail; thence 126 degrees 51 minutes 00 seconds right along proposed right of way, 1.37 feet to a curve to the right, said curve having a central angle of 07 degrees 10 minutes 01 seconds and a radius of 470.00 feet; thence along the arc of said curve and proposed right of way, 58.79 feet to a curve to the right, said curve having a central angle of 109 degrees 58 minutes 59 seconds and a radius of 60.00 feet; thence along the arc of said curve and proposed right of way, 115.17 feet to the Westerly proposed right of way of Valley View Drive; thence tangent to said curve and along said proposed right of way, 33.85 feet to the point of beginning.


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Real Estate Sales Validation Form

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

Grantor's Name Jerry L. Gann
Mailing Address 5533 Arden Drive
Birmingham AL 35242

Grantee's Name Vann Allen Russell
Mailing Address Charles Taylor Russell
1730 Indian Crest Dr
Indian Springs AL 35824

Property Address 1730 Indian Crest Dr
Indian Springs AL
35124

Date of Sale 6-25-13

Total Purchase Price \$ 1,270,000

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 Vann Allen Russell

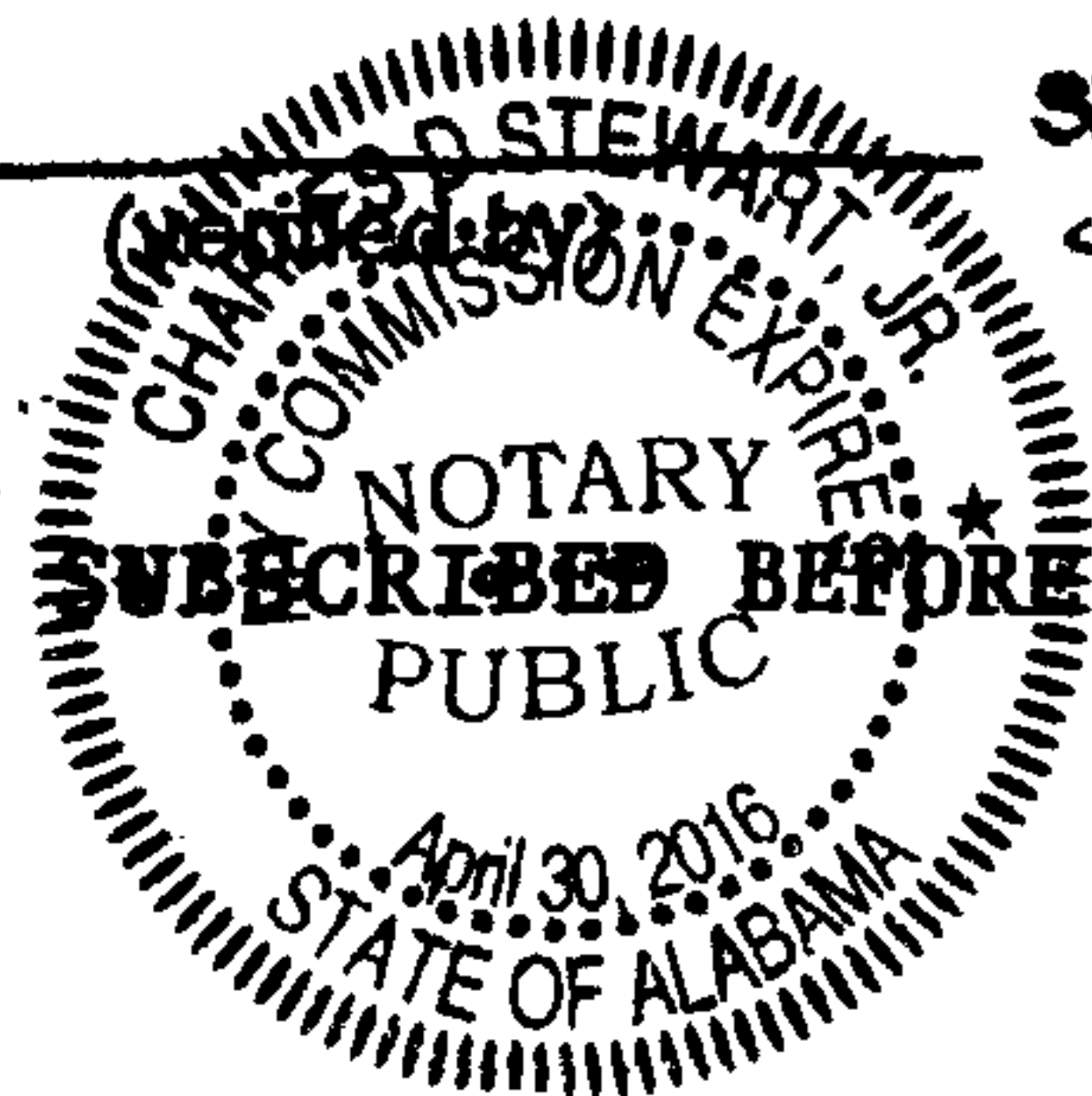
Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA
SWORN TO AND
2013.



SUBSCRIBED BEFORE ME ON THIS 25 DAY OF June

COUNTY OF SHELBY

NOTARY PUBLIC



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