

20171221000455860 1/3 \$421.00
Shelby Cnty Judge of Probate, AL
12/21/2017 02:32:23 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Birch Bowdre, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Russell L. Favorite
3021 Dublin Circle
Bessemer, AL 35022

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

THIS DEED made and entered into by RUSSELL E. FAVORITE, JR. (herein referred to as "Grantor"), to Russell L. Favorite (herein referred to as "Grantee").

RECITALS:

WHEREAS, Russell E. Favorite, Jr., and Patricia A. Favorite purchased the herein property on January 5, 1998, by Warranty Deed found at instrument 1998-00356, in the public records of Shelby County, Alabama, to both of them as Grantees, owning said property in fee simple as joint tenants with right of survivorship; and

WHEREAS, Patricia A. Favorite died on or about May 8, 2017, and upon her death, according to the laws of the State of Alabama, and the survivorship nature of the deed, such property vested fully in Russell E. Favorite Jr., as the surviving Grantee.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, the Grantor does grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 1, according to the survey of Indian Creek Estates, Second Sector, as recorded in Map Book 5 page 42 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 12/21/2017
State of Alabama
Deed Tax: \$400.00

Source of Title: Instrument 1998-00356

Parcel ID: 10 5 21 0 003 010.000

Subject to ad valorem taxes due October, 2017, not yet a lien.

Subject to ad valorem taxes due October 2018, not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

The above property constitutes the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee, his successors and assigns, forever.

For purposes of compliance with Code of Alabama 1975, Section 40-22-1, Grantor validates and verifies the following:

- (i) *Grantor's Name and Mailing Address is:* Russell E. Favorite, Jr., 1655 Indian Crest Dr., Indian Springs, AL 35124;
- (ii) *Grantee's Name and Mailing Address is:* Russell L. Favorite, 3021 Dublin Circle, Bessemer, AL 35022;
- (iii) *The property address of the property conveyed hereby is:* 1655 Indian Crest Dr., Indian Springs, AL 35124;
- (iv) *The Date of Sale is:* December 13, 2017;
- (v) *The Total Purchase Price is:* \$400,000
- (vi) *The purchase price or actual value claimed on this form can be verified in the following documentary evidence:* ___ Bill of Sale, X Sales Contract, ___ Closing Statement, ___ Appraisal, ___ Other: Tax Assessor's Value

{remainder of page intentionally left blank; signature page to follow}



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IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto this the 13th day of December, 2017.

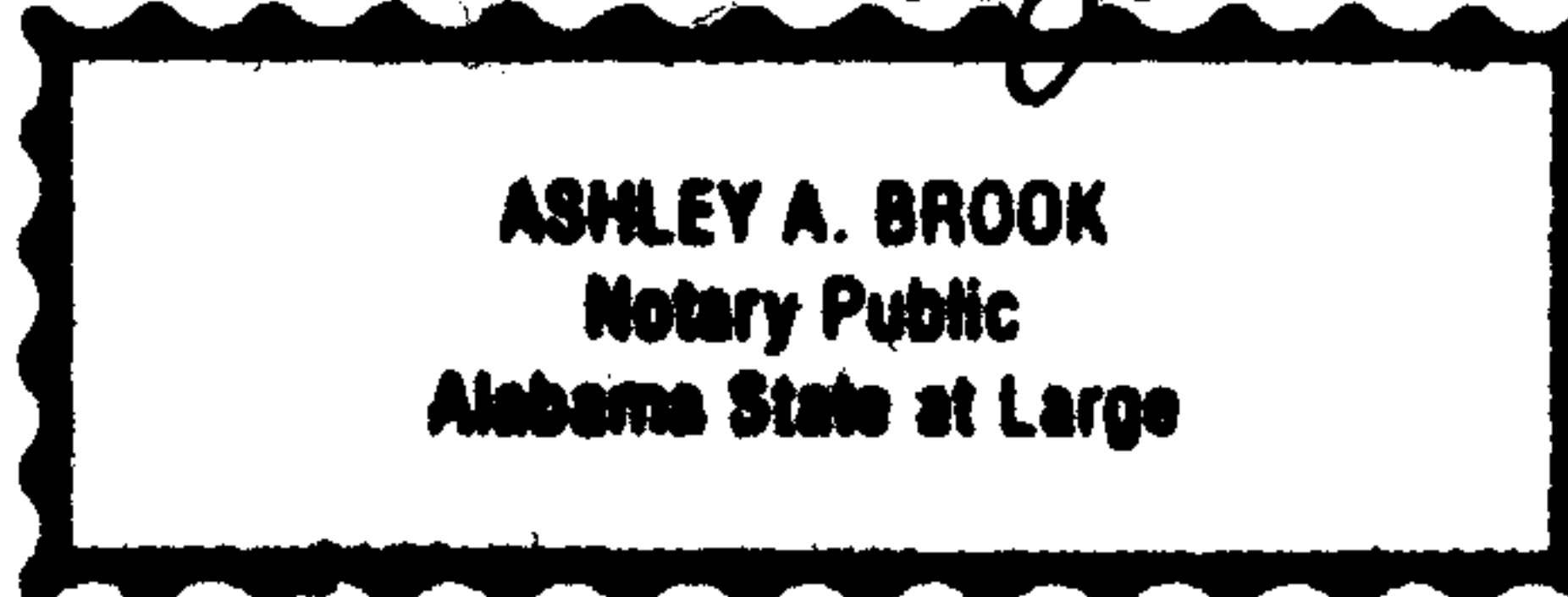
Russell E Favorite, Jr.
RUSSELL E. FAVORITE, JR.

STATE OF ALABAMA)
Jefferson COUNTY)


I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that RUSSELL E. FAVORITE, JR., whose name is signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2017.

Ashley A. Brook
NOTARY PUBLIC



**My Commission Expires
September 21, 2020**


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