

(Name) Fred W. Russell and wife,
Delores C. Russell
(Address) 1532 Portsouth Lane,
Alabaster, Alabama 35007

This instrument was prepared by

711

(Name) John T. Natter, Fulford, Pope and Natter

(Address) 2326 Highland Avenue, Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Two Thousand Seventeen and 13/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank L. LaPete and wife, Patricia S. LaPete

(herein referred to as grantors) do grant, bargain, sell and convey unto

Fred W. Russell and wife, Delores C. Russell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 32, according to the Survey of PORTSOUTH, FIRST SECTOR, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama. Situated in the City of Alabaster, Shelby County, Alabama.

Subject to:

Easements, right-of-ways, restrictions, and recordings of record.

Taxes for 1985 and subsequent years. 1985 taxes are a lien but not due and payable until October 1, 1985.

Fifty Eight Thousand Five Hundred Seventeen and 13/100 Dollars (\$58,513.13) of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

BOOK 023 PAGE 880

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 29th

day of March, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT

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STATE OF ALABAMA

Jefferson

COUNTY

the undersigned

hereby certify that Frank L. LaPete and wife, Patricia S. LaPete

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 29th day of March, 1985

Notary Public