

13,750

Send tax notice to:

Samuel M. Russell
1221 9th Avenue, S.W.
Alabaster, Alabama 35007

This instrument was prepared by:

RICHARD W. BELL & ASSOCIATES, P.C.
P.O. Box 427
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantee in hand paid by the grantor, Nora D. Russell, a single woman, herein, the receipt whereof is acknowledged, I, Nora D. Russell, a single woman, (herein referred to as grantor) grant, bargain, sell and convey unto Samuel M. Russell, (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 28, in Block 2, according to the survey of Bermuda Hills, 1st Sector, as recorded in Map Book 6, Page 1 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

SUBJECT TO:

1. Easements, restrictions, limitations, and conditions of record.
2. The outstanding first mortgage on said property.
3. This conveyance is pursuant to that certain Agreement incorporated into the Final Judgment of Divorce, NORA D. RUSSELL vs. SAMUEL M. RUSSELL, Case No. DR-92-473, Shelby County, Alabama, dated July 18, 1992.

To have and to hold unto the said SAMUEL M. RUSSELL, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of October, 1992

Lindsay W. Blankenship
WITNESS

Nora D. Russell (SEAL)
NORA D. RUSSELL

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)

SHELBY COUNTY)

I, Vicki Daniel, a Notary Public in and for said County, in said State, hereby certify that Nora D. Russell, whose name is signed to the foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, A.D., 1992.

Vicki Daniel
NOTARY PUBLIC
My Commission Expires: 12/21/95

Inst # 1992-23567

10/15/1992-23567
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 20.50