

(Name) Russell Home Builders, Inc
2100 Highway 39
(Address) Chelsea, Al 35043

This instrument was prepared by
(Name) Pinnacle Bank
(Address) 2013 Canyon Road, Birmingham, Al 35216

Form 1-1-87 Rev. 1-86
WARRANTY DEED - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
JeffersCOUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Three Thousand Five Hundred and 00/100----(23,500.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,
or we, David M. Russell and wife, Suzanne R. Russell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Russell Home Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County County, Alabama, to-wit:

Lot 1, according ot the Survey of First Sector, Chelsea Acres South, as recorded in Map Book 15, Page 64, in the Probate Office of Shelby County, Alabama.

Full amount of Warranty Deed paid from proceeds of Mortgage Deed filed simultaneously.

Inst # 1998-12060
04/06/1998-12060
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 1st day of April, 1998.

(Seal) David M. Russell (Seal)
David M. Russell
(Seal) Suzanne R. Russell (Seal)
Suzanne R. Russell
(Seal) (Seal)

STATE OF ALABAMA }
JeffersCOUNTY } General Acknowledgment

I, the under signed authority, a Notary Public in and for said County, in said State, hereby certify that David M. Russell, and wife, Suzanne R. Russell whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D., 1998.
Annika C. Held
Notary Public.

Inst # 1998-12060