

SEND TAX NOTICE TO:

(Name) Jimmy Russ

(Address) P.O. Box 437  
Wilcoxville Ala. 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 3/82

STATUTORY

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

12/01/1998-47592  
1998-47592

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

12:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 13.50

That in consideration of Twenty Five Thousand and no/100----- DOLLARS

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

Robert L. Robinson, a married man, a partner for The Homestead Joint Venture  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy G. Russ and Ann D. Russ

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

Shelby

County, Alabama to-wit:

Lots 1 and 2, according to the Survey of The Homestead, Sector "A", First Addition,  
as recorded in Map Book 12, Page 34 in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Restrictions on use of property as recorded in Shelby County Courthouse Probate Office.
2. Power distribution restrictions of Alabama Power Company.
3. Flood plain restrictions of Alabama Power Company.
4. Easements, rights of ways, restrictions and all matters of public record.
5. Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

\$20,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this

day of November, 19 98

THE HOMESTEAD JOINT VENTURE

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

BY: Robert L. Robinson, a Partner (Seal)

STATE OF ALABAMA  
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Robert L. Robinson, a partner for the Homestead Joint Venture

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 23 day of November, A.D., 19 98

Notary Public

Inst # 1998-47592