

SEND TAX NOTICE TO:

James Wayne Lombard

JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

124 Beach Circle

Birmingham, Alabama 35242

This instrument was prepared by

(Name) Brown & Batties, LLC

(Address) 3150 Hwy 52 West, Palham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty four thousand five hundred (\$154,500.00)***** DOLLARS

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

Byron Craig Russell and wife, Bonnie Whiteaker-Russell

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

James Wayne Lombard

(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 7, according to the Survey of Cahaba Beach Townhomes, as recorded in Map Book 22, Page 31, in the Probate Office of Shelby County, Alabama.

Mineral and mining right excepted.

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

Inst # 2000-21522

06/28/2000-21522
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MS 163.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 seised 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 15th

day of June, 2000

WITNESS:

(Seal)

BYRON CRAIG RUSSELL

(Seal)

(Seal)

(Seal)

BONNE WHITEAKER-RUSSELL

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Byron Craig Russell and wife, Bonnie Whiteaker-Russell whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2000

My Commission Expires 2-25-01

B. Christopher Batties

Notary Public