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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) David M. Russell

(Address) PO Box 110

Chalser, Ala 35043

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051



20030924000642340 Pg 1/2 56.00
Shelby Cnty Judge of Probate, AL
09/24/2003 09:48:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Titl

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty-Two Thousand, Six Hundred and no/100----- DOLLARS

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

Patricia Bearden, an unmarried widow
(herein referred to as grantors) do grant, bargain, sell and convey unto
David M. Russell and Suzanne R. 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:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

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 23rd day of September, 2003.

WITNESS:

(Seal)

(Seal)

(Seal)

Patricia A Bearden
Patricia Bearden

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia Bearden 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September A. D., 20 03.

[Signature]
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West; thence run Northerly along the West line thereof for 329.77 feet to the southerly R/W of Chelsea Forest Drive and a curve concaved southeasterly (having a radius of 125.27 feet and a central angle of 62 degrees 24 minutes 05 seconds); thence 61 degrees 37 minutes 50 seconds right to chord of said curve run Easterly along said curve and R/W for 136.44 feet to a curve to the left (having a radius of 629.93 feet and a central angle of 11 degrees 41 minutes 45 seconds); thence run along said curve and R/W for 128.59 feet; thence 93 degrees 01 minute right from chord of said curve run Southerly 394.31 feet to the South line of said 1/4-1/4 section; thence 89 degrees 02 minutes 48 seconds right run Westerly 242.42 feet to the point of beginning.
Situated in Shelby County, Alabama.