

20070608000267910 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
06/08/2007 09:55:48AM FILED/CERT

Shelby County, AL 06/08/2007
State of Alabama

Deed Tax:\$28.00

Send tax notice to:

RICHARD RUSSELL
3308 CULLODEN WAY
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2007234

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventy-Nine Thousand and 00/100 and 00/100 Dollars (\$279,000.00) in hand paid to the undersigned, CAROLYN BEST and HUSBAND, BRUCE BEST, (hereinafter referred to as "Grantor") by RICHARD RUSSELL and ERIN RUSSELL, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3 IN BLOCK 10, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

CAROLYN BEST AND CAROLYN O. BEST ARE ONE AND THE SAME PERSON
BRUCE BEST AND BRUCE H. BEST ARE ONE AND THE SAME PERSON

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$251,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 1st day of June, 2007.

Carolyn Best
CAROLYN BEST
Bruce Best, Acting By & Through
His Attorney in Fact, Carolyn O. Best.
BRUCE BEST, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, CAROLYN O. BEST

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CAROLYN BEST, whose name(s) is/are signed to the foregoing instrument,
and who is/are known to me, acknowledged before me on this day, that, being informed
of the contents of the said instrument, he/she/they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this the 1st day of June, 2007.

[Signature]
Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-08

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CAROLYN O. BEST, whose name as Agent and Attorney in fact for BRUCE
BEST is signed to the foregoing instrument, and who is known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument, he
executed the same voluntarily in his capacity as Attorney in fact for BRUCE BEST on the
day the same bears date.

Given under my hand and official seal this the 1ST day of JUNE, 2007.

[Signature]
Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-08

[NOTARIAL SEAL]