


Prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280 E., Ste. 160
Birmingham, AL 35223


20101222000431250 1/2 \$240.00
Shelby Cnty Judge of Probate, AL
12/22/2010 02:16:54 PM FILED/CERT

FRS File No.: 655535

Customer File No.: 8077647

WARRANTY DEED

THE STATE OF ALABAMA }
 :
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twenty Five Thousand and No/100 Dollars (\$225,000.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Brian C. Russell** and **Deborah A. Russell**, husband and wife, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **PRUDENTIAL RELOCATION, INC.**

of 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254,

(herein referred to as GRANTEE), its successors and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 35, according to the Survey of Bent Creek Subdivision – Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2011 and subsequent years due and payable as of October 1, 2011.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 413 Bent Creek Trace, Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND TO HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its successors and assigns, forever.

AND GRANTORS do covenant with the said GRANTEE, its successors and assigns, that Grantors are lawfully seized in fee simple of the aforementioned premises; that Grantors are free from all encumbrances, except as hereinabove provided; that Grantors have a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTORS will warrant and defend premises to the said GRANTEE, its successors and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 1 day of ~~October~~ ^{NOVEMBER, 2010}, 2010. *u.n.*

Brian C Russell by his attorney in fact Fidelity Residential Solutions Inc.

Brian C. Russell

By his Attorney in Fact,
Fidelity Residential Solutions, Inc.
a Kansas corporation

By: *Gail E. Veliz*

Printed Name: Gail E. Veliz
Authorized Agent or Employee

Deborah A Russell by her attorney in fact Fidelity Residential Solutions Inc.

Deborah A. Russell

By her Attorney in Fact,
Fidelity Residential Solutions, Inc.
a Kansas corporation

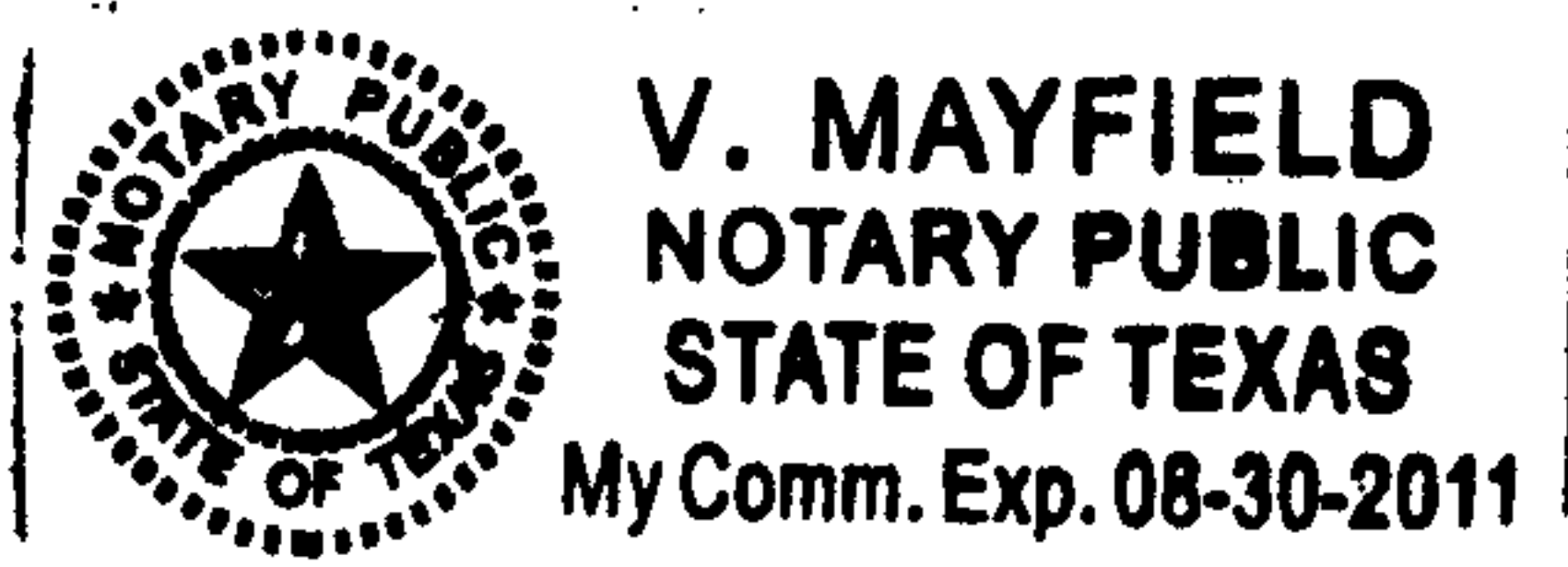
By: *Gail E. Veliz*

Printed Name: Gail E. Veliz
Authorized Agent or Employee

STATE OF TEXAS }
COUNTY OF BEXAR }

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Gail E. Veliz, whose name as Authorized Agent or Employee of Fidelity Residential Solutions, Inc., a Kansas corporation, Attorney in Fact for **Brian C. Russell**, under that certain Limited Power of Attorney recorded in Instrument No. _____, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she, in her capacity as such Authorized Agent or Employee of said corporation in its capacity as such Attorney in Fact.

Given under my hand and seal of office this the 1 day of ~~October~~ ^{NOVEMBER, 2010}, 2010. *u.n.*

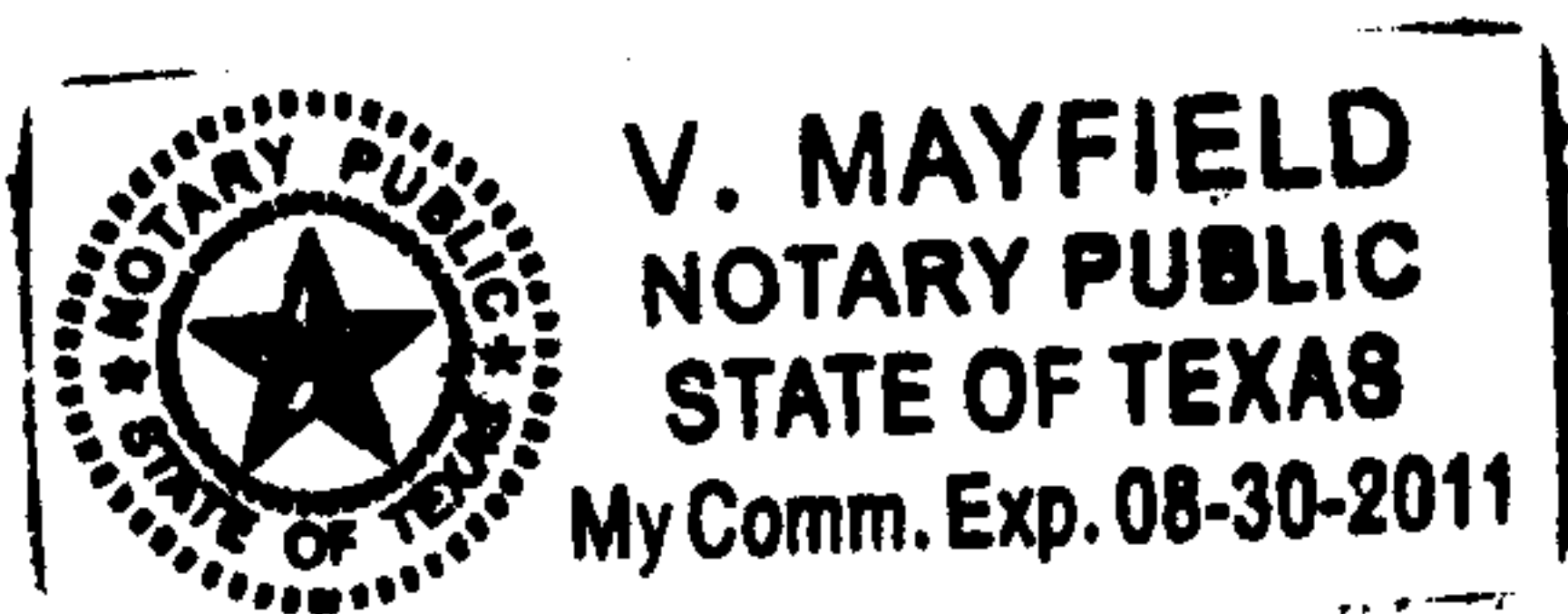


V. Mayfield
NOTARY PUBLIC
My commission expires: August 30, 2011

STATE OF TEXAS }
COUNTY OF BEXAR }

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Gail E. Veliz, whose name as Authorized Agent or Employee of Fidelity Residential Solutions, Inc., a Kansas corporation, Attorney in Fact for **Deborah A. Russell**, under that certain Limited Power of Attorney recorded in Instrument No. _____, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she, in her capacity as such Authorized Agent or Employee of said corporation in its capacity as such Attorney in Fact.

Given under my hand and seal of office this the 1 day of ~~October~~ ^{NOVEMBER, 2010}, 2010. *u.n.*



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