

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243

20110714000205140 1/1 \$267.50
Shelby Cnty Judge of Probate, AL
07/14/2011 01:23:01 PM FILED/CERT

SEND TAX NOTICE TO:
Ernestine M. Walker
3774 Crossings Crest
Birmingham, AL 35242

WARRANTY DEED Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Two Hundred Fifty-Five Thousand Five Hundred and 00/100 Dollars (\$255,500.00)** and other good and valuable consideration paid in hand by the GRANTEEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Susanne S. Russell and William W. Russell, Wife and Husband

(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Ernestine M. Walker and Deborah Freeman

(herein referred to as GRANTEEES, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Survey of Phase One Caldwell Crossings, 2nd Sector, as recorded in Map Book 30, Page 116, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

Zero (\$0.00) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 29th day of June, 2011.



Susanne S. Russell



William W. Russell

STATE OF ALABAMA)

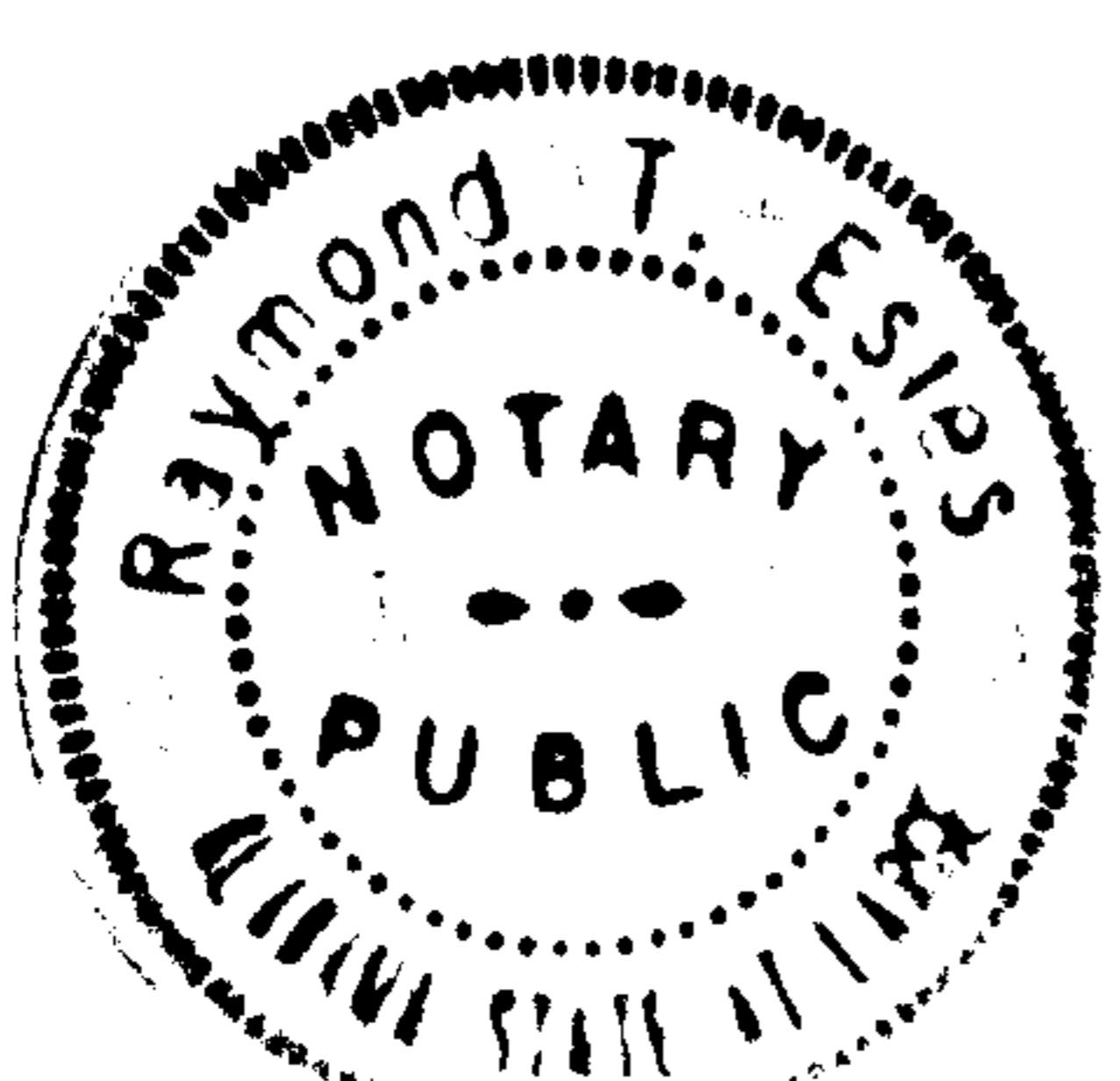
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susanne S. Russell and William W. Russell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2011.



R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 11, 2011



Shelby County, AL 07/14/2011
State of Alabama
Deed Tax: \$255.50

11-0464