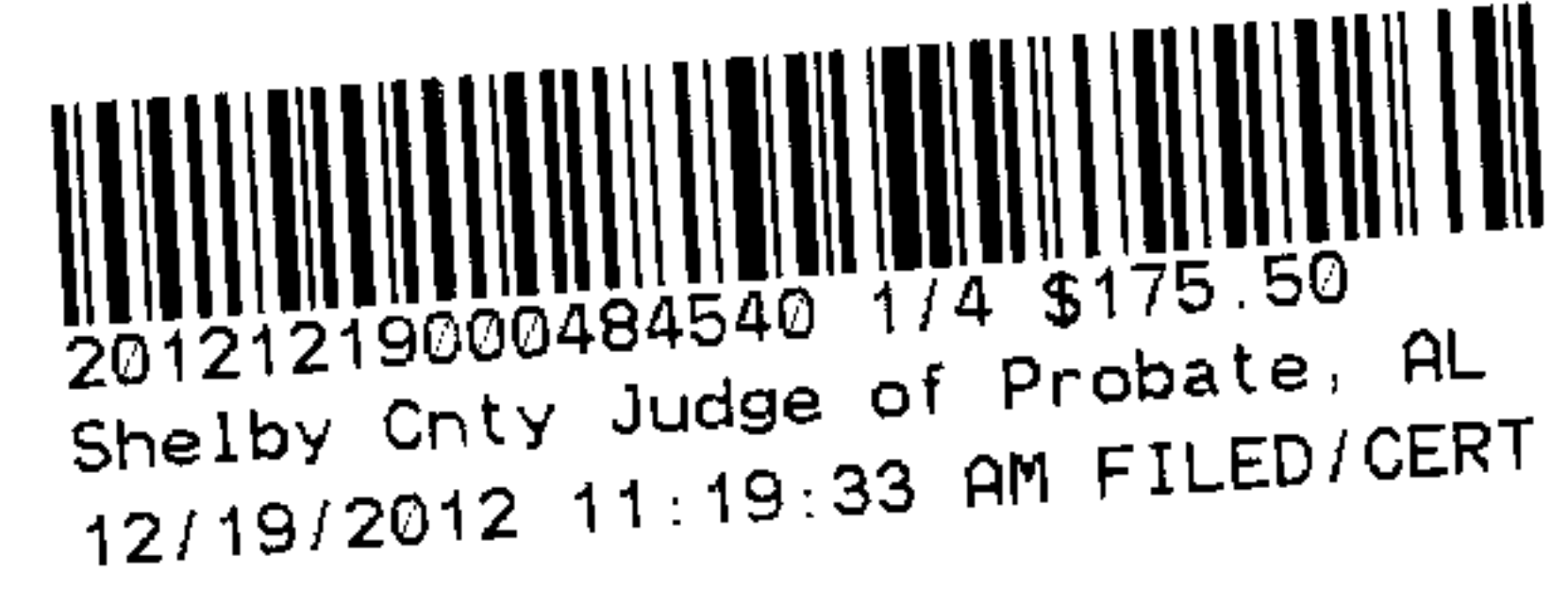


WARRANTY DEED

STATE OF ALABAMA :

COUNTY OF SHELBY :



KNOW ALL MEN BY THESE PRESENTS, that **Bernard James Russell**, the **Grantor**, for and in consideration of the sum of **Ten Dollars (\$10.00)** and other good and valuable consideration acknowledged to have been paid to the said **Grantor** by the **Bernard J. Russell Revocable Trust**, the **Grantee**, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto Said **Grantee**, all that real property in the **County of Shelby, State of Alabama**, described as follows, to-wit:

A parcel of land situated in the SE 1/4 - NE 1/4 of Section 19 and in the SW 1/4 - NW 1/4 of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW 1/4 - NW 1/4 of said Section 20 and run thence East (assumed) along the south line thereof 726.62 feet; thence N 44-12'-30" W 180.48 feet; thence run N 46-37'-30" W 276.05 feet; thence N 45-14'-30" W 311.41 feet; thence run N 45-13'-15" W 78.45 feet to the point of beginning of the property herein described; thence continue northwestwardly along last described course 226.72 feet; thence run N 67-18'-45" W 85.83 feet to a point on the southeasterly right-of-way line of County Road No. 52; thence run S 37-59'-15" W along said right - of-way line 262.69 feet to the beginning of a curve, to the right, having a radius of 1111.70 feet; thence run southwestwardly along said right-of-way line and along the arc of said curve 81.0 feet; thence run S 33-07'-10" E 203.01 feet; thence run N 48-23'-33" E 110.09 feet; thence run N 73-35'-03" E 169.90 feet; thence run N 38-01'-03" E 158.74 feet to the point of beginning. Also conveyed hereby are all of the rights, title, and interests of the grantors to that portion of the real estate lying between the above described traverse line and the low water mark of the river.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the real estate conveyed herein.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments

and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **Grantee**, its successors and assigns, in fee simple, **FOREVER**.

And, except as to the above and taxes hereafter falling due, which are assumed by the **Grantee**, the **Grantor**, for the **Grantor** and for the heirs and assigns of the **Grantor**, **COVENANT AND WARRANT** to and with the said **Grantee**, that the **Grantor** is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same; that the **Grantor** is in quiet and peaceable possession of said real property; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and the **Grantor** does **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession of said real property, unto the said **GRANTEE**, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the **Grantor** has set the hands and seals of the **Grantor** on this **Warranty Deed** on this the 13th day of November, 2012.

Bernard James Russell (Seal)

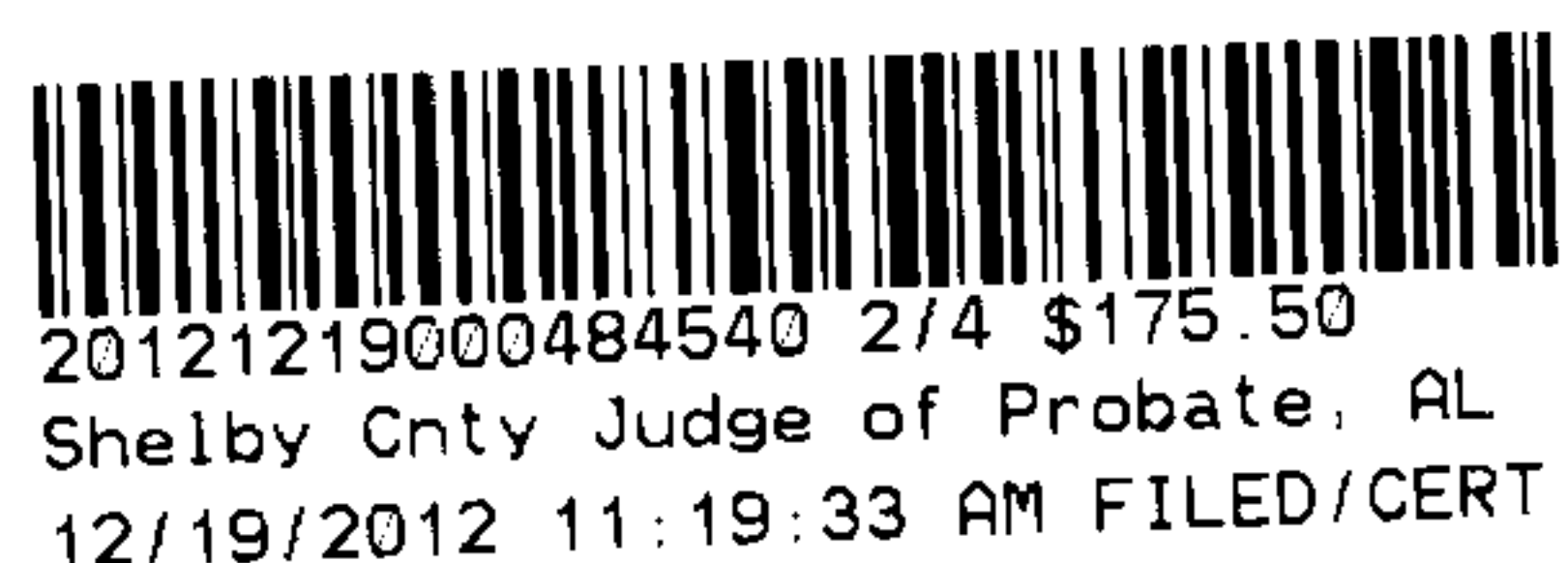
STATE OF Alabama :

COUNTY OF Baldwin :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Bernard James Russell**, whose name 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 instrument, **Bernard James Russell** executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 13th day of November, 2012.


April Morales
Notary Public
My Commission Expires:
09-17-2016



Address of **Grantor**:
7300 Boat Race Road
Panama City, FL 32404

Address of **Grantee**:
7300 Boat Race Road
Panama City, FL 32404

THIS INSTRUMENT PREPARED BY:
B. Andrew Monaghan, Esq.
Harrell, Whetstone and Monaghan, LLC
Post Office Box 4850
Gulf Shores, AL 36547
(251) 968-1555


20121219000484540 3/4 \$175.50
Shelby Cnty Judge of Probate, AL
12/19/2012 11:19:33 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bernard James Russell
Mailing Address 7300 Boat Race Rd.
Panama City
FL, 32404

Grantee's Name Bernard J. Russell Keeneable Trust
Mailing Address 7300 Boat Race Rd.
Panama City, FL 32404

Property Address 2370 Highway 52
Helena, AL 35080

Date of Sale November 13, 2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 154,380.00



20121219000484540 4/4 \$175.50
Shelby Cnty Judge of Probate, AL
12/19/2012 11:19:33 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Assessment Parcel #
13419000007.002

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/3/12

Print B. Andrew Monaghan, Attorney

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one