

**This instrument is prepared by:**

David F. Ovson  
2807 Cahaba Road  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**

Donald E. Ransom  
Kerri C. Ransom  
~~3440 Moss Brook Lane~~  
~~Vestavia, AL 35243~~

209 Willow Lake Circle  
Wilsonville, AL 35186

**WARRANTY DEED**

STATE OF ALABAMA )  
JEFFERSON COUNTY )



20130813000328650 1/2 \$54.00  
Shelby Cnty Judge of Probate, AL  
08/13/2013 08:16:04 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Hundred Eighty Five Thousand And No/100 Dollars (\$185,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, We, Rusert Homes, LLC, an Alabama Limited Liability Company, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Donald E. Ransom and Kerri C. Ransom (hereinafter Grantees), as joint tenants with rights of survivorship, all of our right, title and interest in the following described real estate, situated in Jefferson County, Alabama.

Lot 124, according to the Survey of Final Plat Willow Oaks, as recorded in Map Book 38, Page 137 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

One Hundred Forty Eight Thousand and NO/100 Dollars (\$148,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

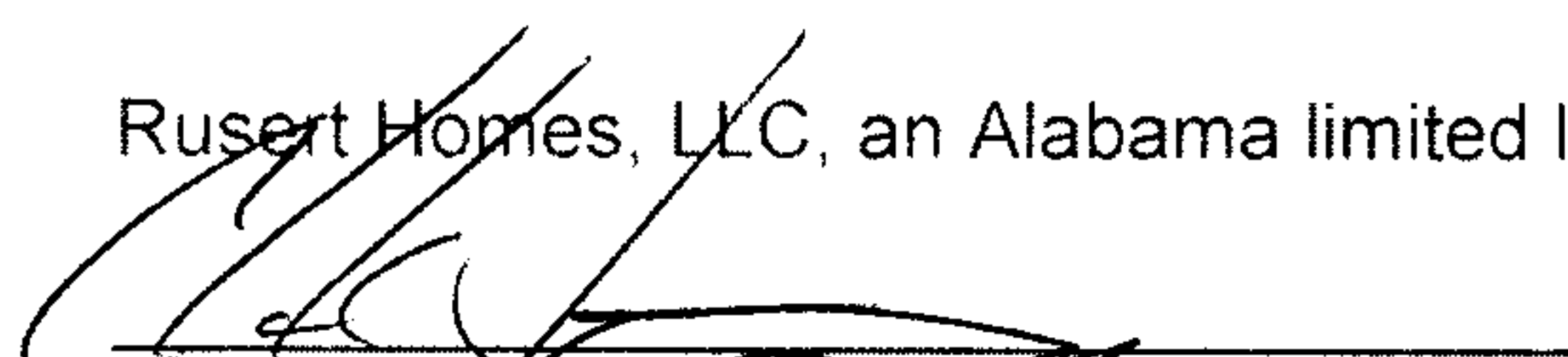
**Subject to** current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

**Grantor does,** for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on July 31, 2013.

Rusert Homes, LLC, an Alabama limited liability company by ServisFirst Bank, its attorney-in-fact by:


  
Clark Zinsmeister, Vice President

Shelby County, AL 08/13/2013  
State of Alabama  
Deed Tax: \$37.00

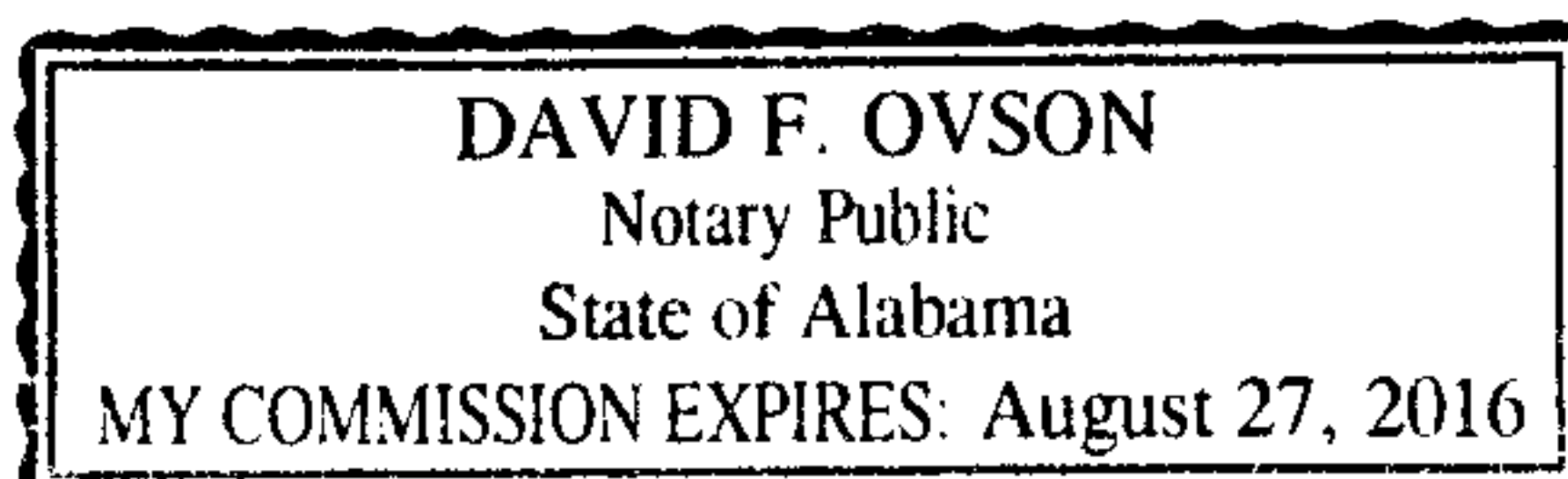
**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said state and county, hereby certify that, Clark Zinsmeister as Vice President, ServisFirst Bank, as attorney-in-fact for Rusert Homes, LLC, whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> ay of July 2013.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:





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

**or**  
Actual Value \$ \_\_\_\_\_

**or**  
Assessor's Market Value \$ \_\_\_\_\_

\_\_\_\_ Appraisal  
Other: