

Send tax notice to:

ALLEN C. MASSEY, JR.
13644 HWY 73
MONTEVALLO, AL, 35115

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015453

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RONALD W. RUSSELL and LINDA F. RUSSELL, HUSBAND AND WIFE whose mailing address is: Box 882 Pelham AL 35214 (hereinafter referred to as "Grantors") by ALLEN C. MASSEY, JR. whose mailing address is: 13644 HWY 73, MONTEVALLO, AL, 35115 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5 AND 6, BLOCK 6, ACCORDING TO THE SURVEY OF WILMONT GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

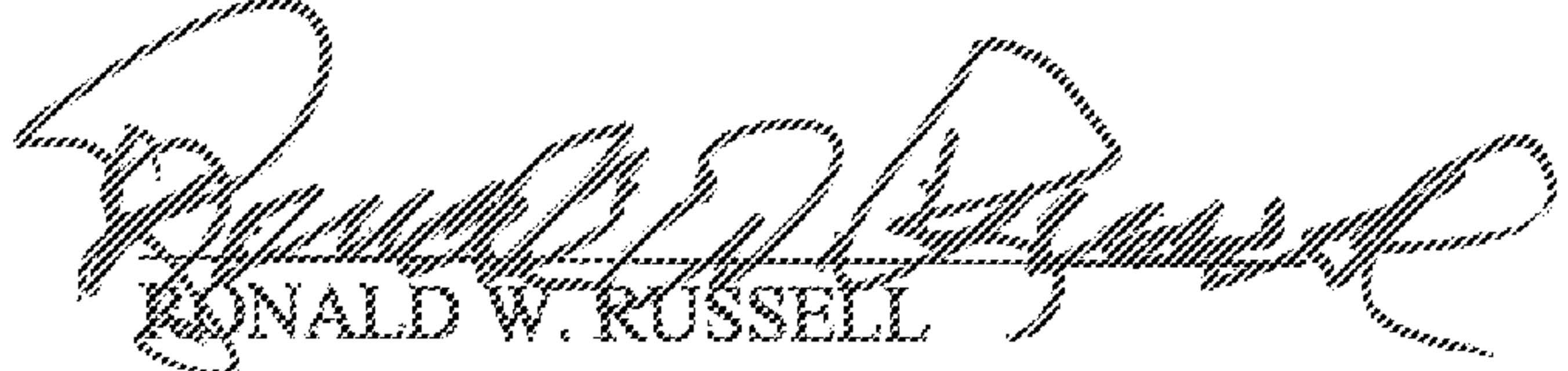
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$50,000.00 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 Grantee, 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 17th day of July, 2015.

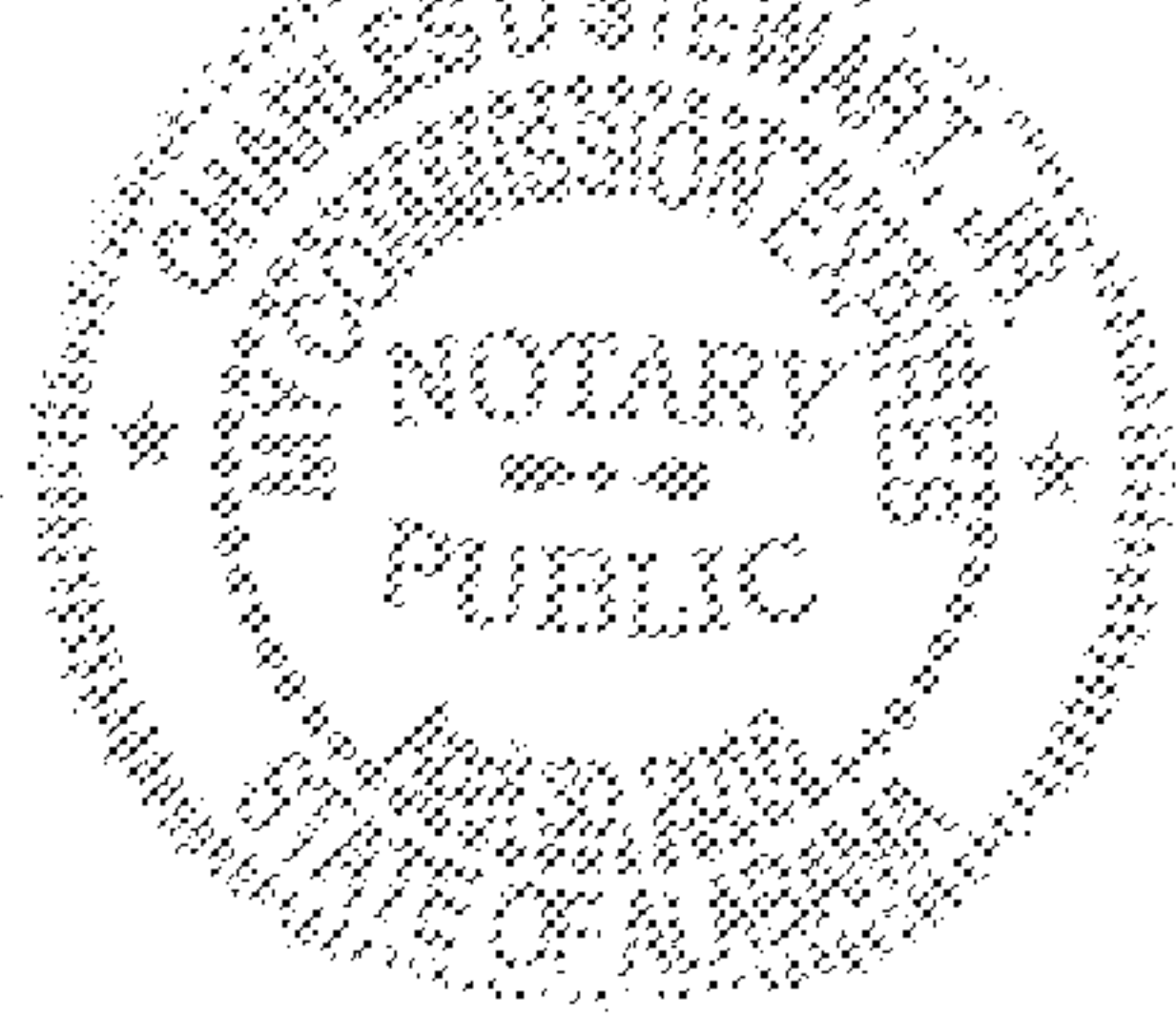

RONALD W. RUSSELL

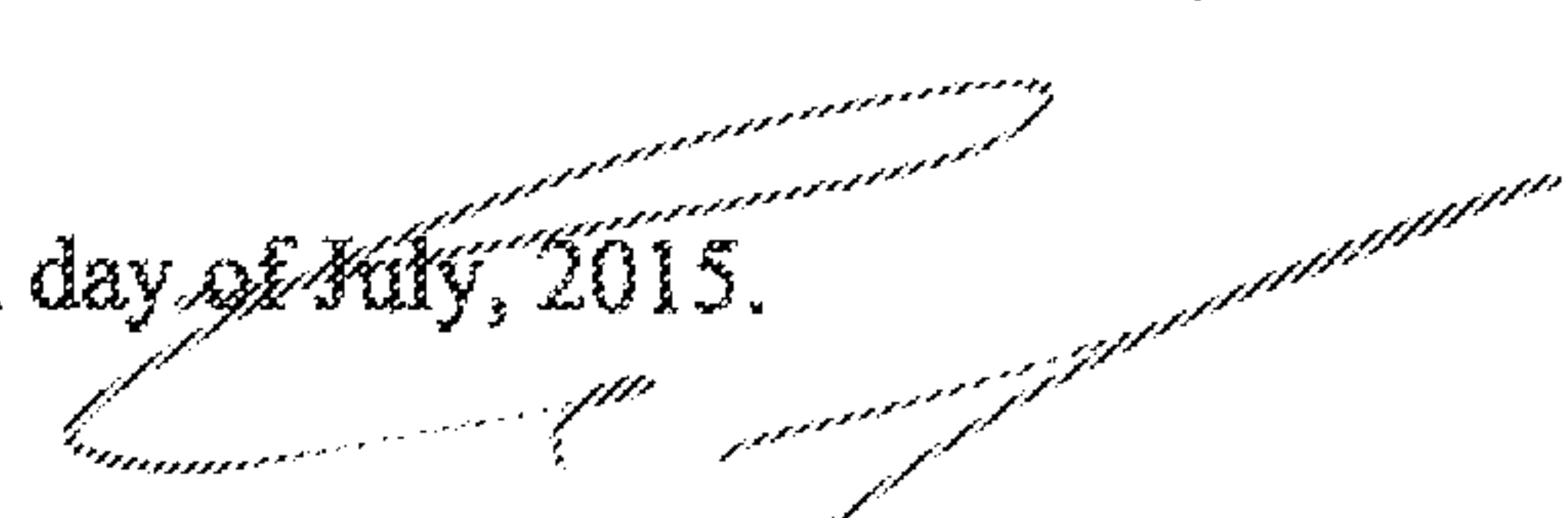

LINDA F. RUSSELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD W. RUSSELL and LINDA F. 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 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 17th day of July, 2015.

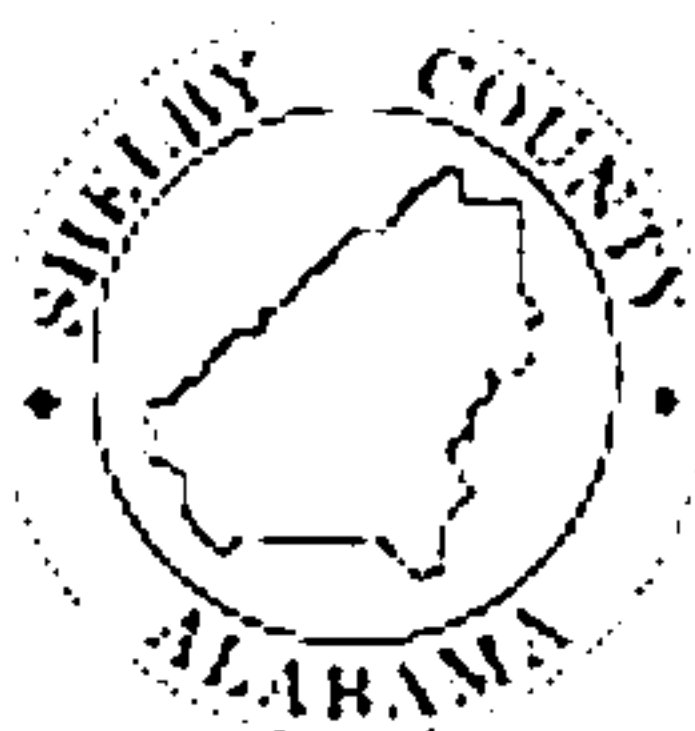



Notary Public

Print Name:

Commission Expires:

07/31/16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2015 11:44:05 AM
\$47.00 CHERRY
20150721000247470

