

THIS INSTRUMENT PREPARED BY:
J. PERRY MORGAN, BLACK & MORGAN, L.L.C.
3430 Independence Drive, Suite 120
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Russell B. and Ila Kay Caldwell
1005 Riverchase Parkway West
Birmingham, AL 35244

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **RUSSELL B. CALDWELL** (herein referred to as Grantor), do grant, bargain, sell and convey unto **RUSSELL B. CALDWELL and ILA KAY CALDWELL** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A plot of land lying in the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 3 West and more particularly described as follows:

Begin at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 3 West; thence east along the north line of said quarter-quarter section 510.63 feet to the point of beginning; thence continue east along said north line 176.37 feet; thence right 90 degrees 00 minutes in a southerly direction 254.60 feet; thence right 90 degrees 00 minutes in a westerly direction 147.40 feet; thence right 78 degrees 20 minutes in a northwesterly direction 243.94 feet; thence right 64 degrees 01 minutes 02 seconds in a northeasterly direction 25.75 feet to the point of beginning; being situated in Shelby County, AL.

This conveyance is subject to all easements, reservations limitations, covenants, mortgages and other encumbrances of record.

Pursuant to the provisions of the Code of Alabama §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantees' Names and Mailing Address:
Russell B. Caldwell	Russell B. Caldwell and Ila Kay Caldwell
1005 Riverchase Parkway West	1005 Riverchase Parkway West
Birmingham, AL 35244	Birmingham, Alabama 35244

Property Address:	<u>1005 Riverchase Parkway West, Birmingham, AL 35244</u>
Tax Assessors Market Value:	<u>\$200,000.00 (½ of said value being \$100,000)</u>

The Tax Assessor's Market Value of the Property can be verified by the Shelby County Tax Assessor.

The date of sale of this property is the date this deed was signed by Grantor.

This deed was prepared without the benefit of a title search. The legal description recited herein is based upon information furnished to the deed preparer by the Grantor. The preparer of this deed assumes no liability for any discrepancies between the recited legal description and the actual legal description of the property intended to be hereby conveyed.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of December, 2015.


 (Seal)
RUSSELL B. CALDWELL

STATE OF ALABAMA)
COUNTY OF JEFFERSON) General Acknowledgment

I, LINDA Joyce Curl, a Notary Public in and for said County, in said State, hereby certify that Russell B. Caldwell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2015.

Notary Public: Linda Joyce Curl
My Commission Expires: 11/16/2016


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Shelby Cnty Judge of Probate, AL
01/08/2016 10:47:49 AM FILED/CERT