

20160125000023580

01/25/2016 10:34:45 AM

DEEDS 1/2

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

Michael A. Fedorenko and
Kathryn A. Fedorenko
434 Oxford Way
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$415,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Robert C. Russell and Gail S. Russell, husband and wife, whose mailing address is P.O. Box 352 Columbianna, AL 35051 (herein referred to as grantor,

whether one or more), grant, bargain, sell and convey unto Michael A. Fedorenko and Kathryn A. Fedorenko, whose mailing address is 434 Oxford Way, Pelham, AL 35124 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 434 Oxford Way, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 4th day of January, 2016.

Robert C. Russell

Robert C. Russell

Gail S. Russell

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert C. Russell and Gail S. Russell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 4th day of January, 2016.

Notary Public
Commission Expires: 3/5/17

Notary Public

Commission Expires:



S15-3212HUD

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EXHIBIT "A"
Legal Description

Lot 2634A, according to a Resurvey of Lot 2634 Amended Map of Weatherly Highlands The Ledges Sector 26, Phase Two, as recorded in Map Book 38, Page 117, in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 2616, according to the Survey of Weatherly Highlands The Ledges, Sector 26, Phase One, as recorded in Map Book 26, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/25/2016 10:34:45 AM
\$432.00 CHERRY
20160125000023580

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.