

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Russell K. Bell
1913 Mountain Laurel Lane
Hoover, AL 35244
(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Forty-Seven Thousand Nine Hundred and no/100--(\$147,900.00) Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Ralph B. Spafford, III and Susan L. Spafford, a married couple
(Whose address is 1215 COUNTRY CLUB CIR, HOOVER, AL 35149)
(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto

Russell K. Bell
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 78, according to the Survey of Davenport's Addition to Riverchase West-Sector 3, as recorded in Map Book 8, Page 53 A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, liens, easements and restrictions of record.

\$ 145,220.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 29th day of February, 2016

Ralph B. Spafford III (Seal) Susan L. Spafford (Seal)
Ralph B. Spafford, III Susan L. Spafford

STATE OF ALABAMA)
COUNTY OF Jefferson)



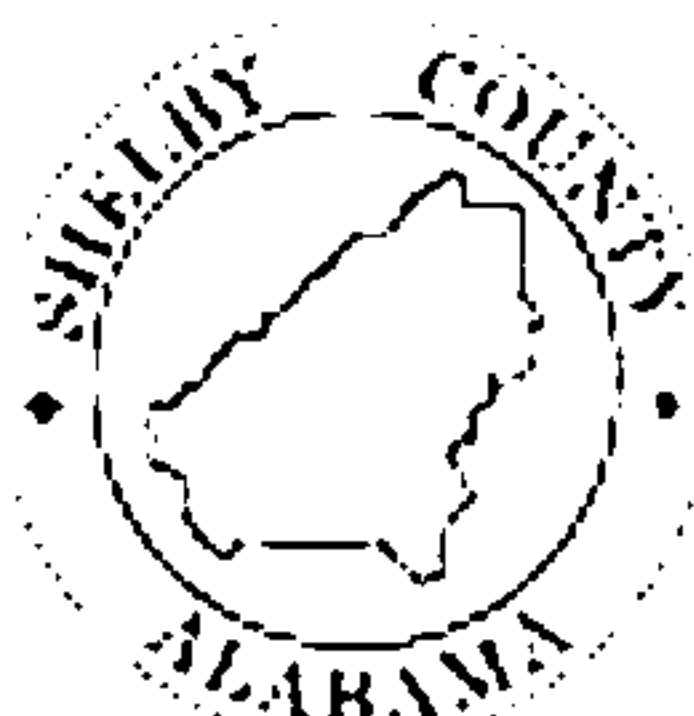
General Acknowledgment

I, the undersigned, a Notary Public in and for the said State, hereby certify Ralph B. Spafford, III and Susan L. Spafford whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February, A.D., 2016.

My Commission Expires: 9/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2016 11:45:21 AM
\$17.00 DEBBIE
20160301000064630

James W. Fuhrmeister