

Send tax notice to: Jon Ray Russell, 4438 S. Shades Crest Rd., Helena, Al. 35022

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-one thousand nine hundred and no/100 (\$171,900.00) Dollars** the amount of which can be verified according to 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

**Zachary W. Garmon and his wife Patricia Garmon, whose mailing address is:**  
305 Norwick Lane Abbeville, AL 35007

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto  
**Jon Ray Russell, whose mailing address is:**  
**4438 S. Shades Crest Rd., Helena, Al. 35022**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, the address is: 4438 S. Shades Crest Rd., Helena, Al. 35022** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

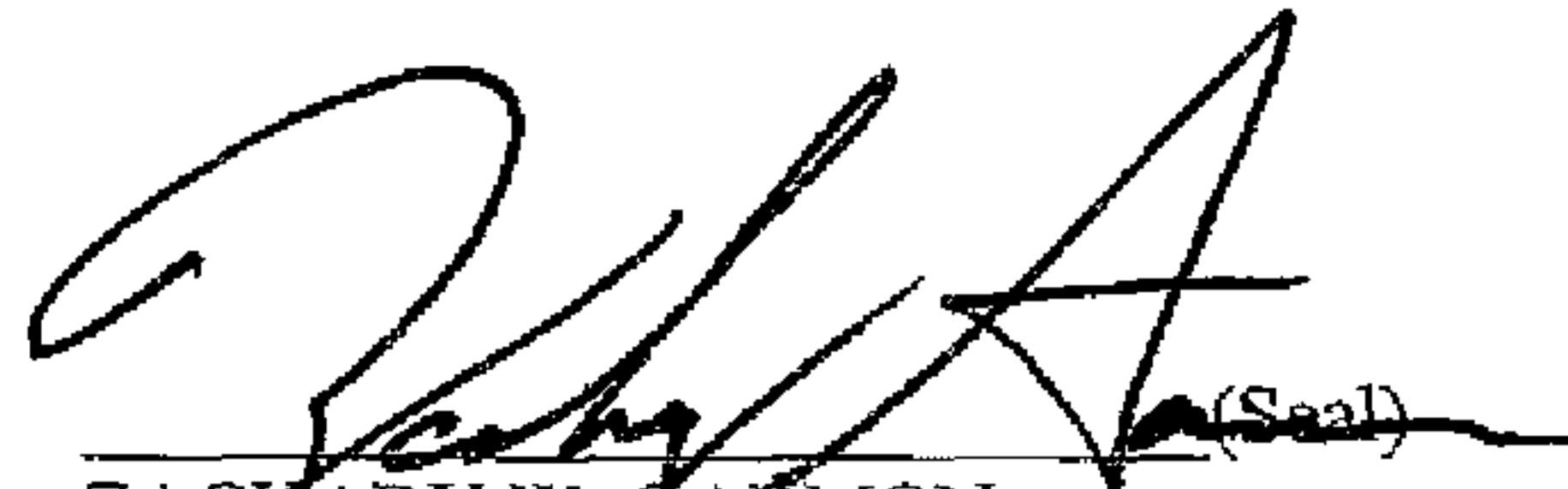
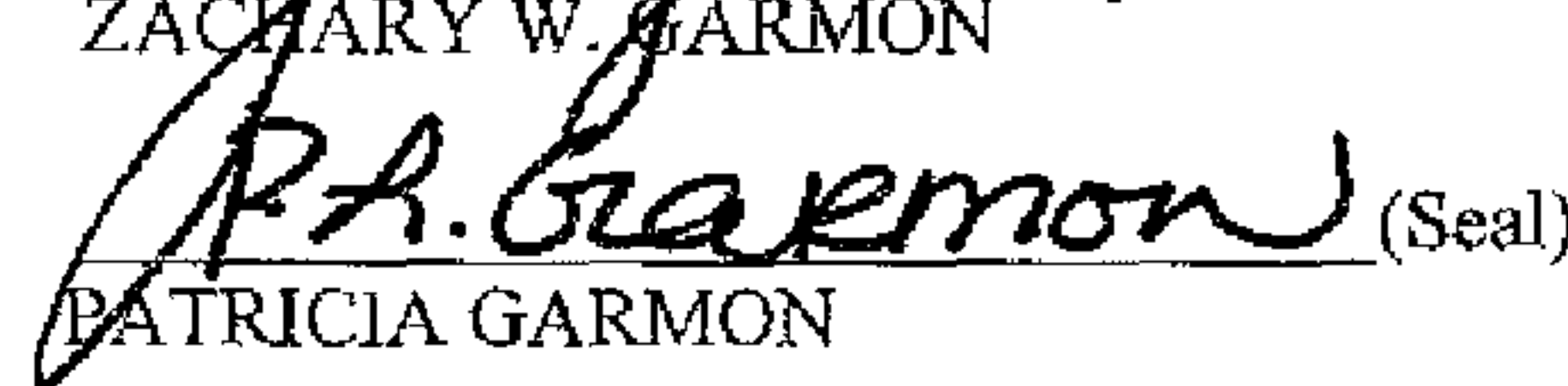
Subject to: All easements, restrictions and rights of way of record.

\$168,785.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or 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.

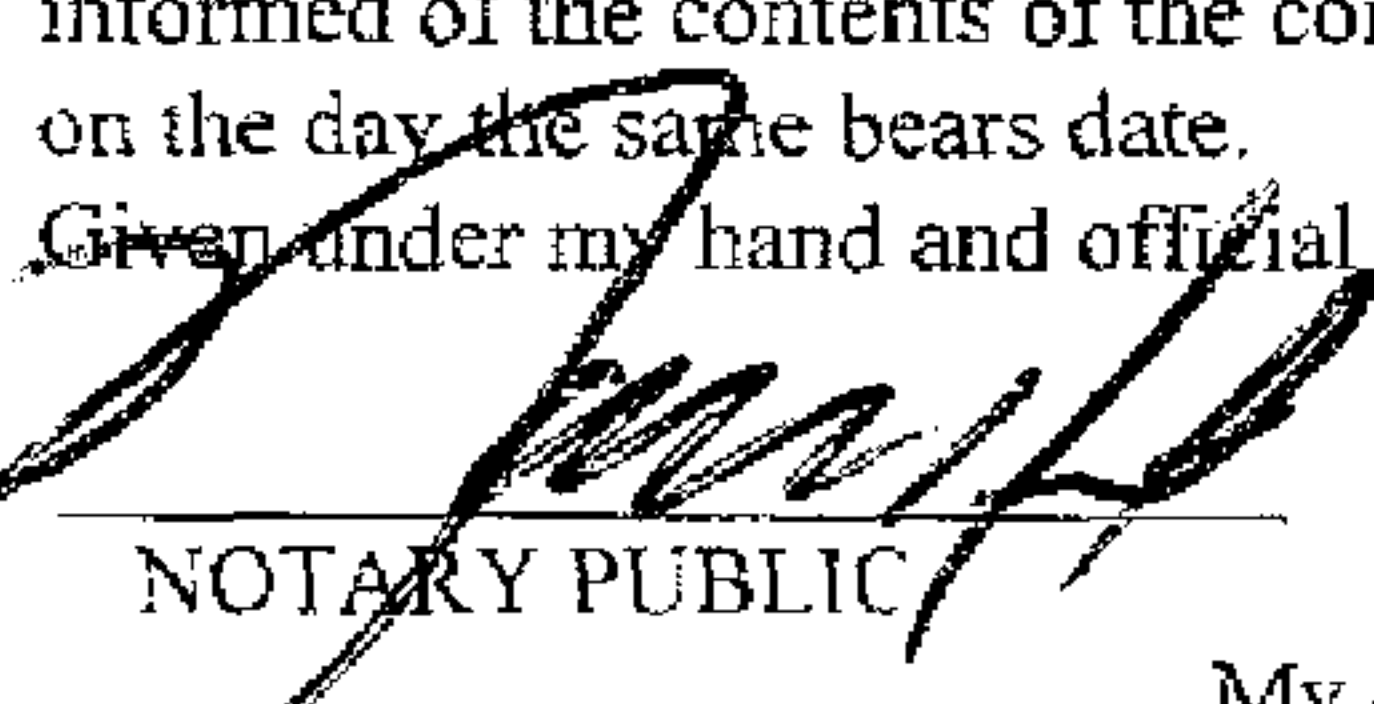
IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 27<sup>th</sup> day of May, 2016.

  
ZACHARY W. GARMON  
  
PATRICIA GARMON

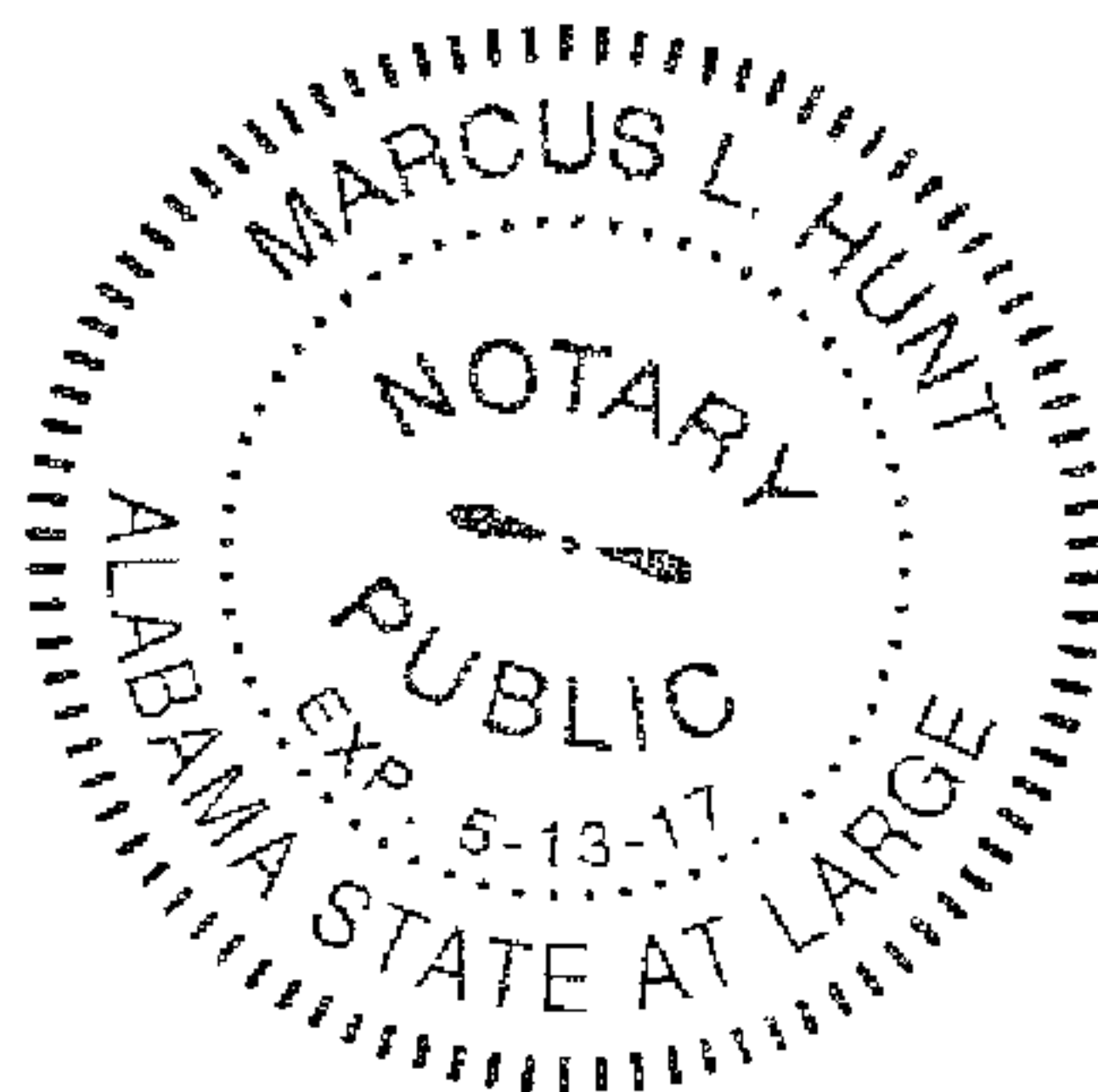
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zachary W. Garmon and his wife Patricia Garmon, 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 he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of May, 2016.

  
NOTARY PUBLIC

My commission expires: 5/13/17

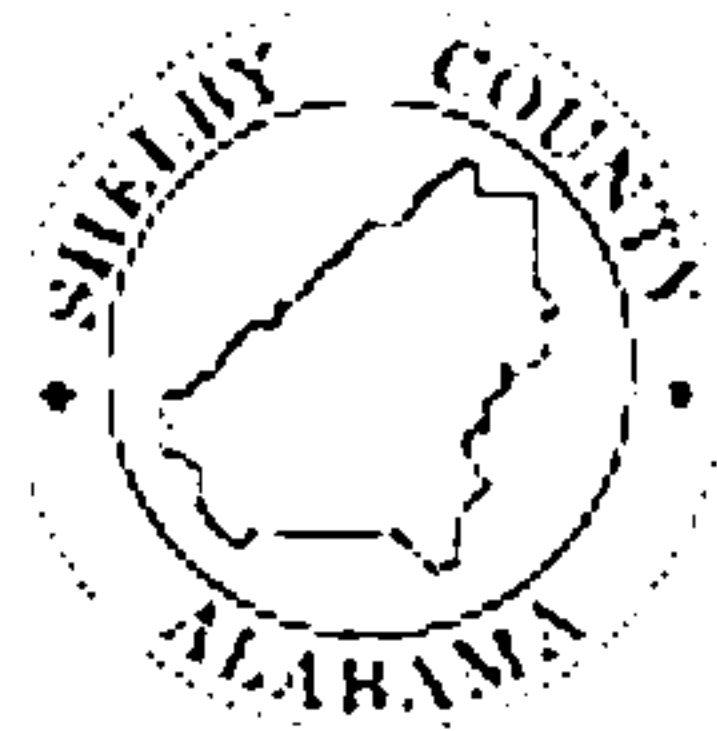


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**20160601000186980 06/01/2016 08:40:25 AM DEEDS 3/3**

A parcel of land situated in a portion of the Northwest Quarter of the Northwest Quarter of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West, thence run East along the North line of said Section 911.48 feet to the point of beginning; Thence proceed East along the said North line 374.71 feet to the Northerly right of way of South Shades Crest Road; Thence turn right 147 degrees, 50 minutes Southwesterly along the said Northerly right of way 273.23 feet; Thence turn right 77 degrees, 59 minutes Northwesterly 201.74 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2016 08:40:25 AM  
\$23.50 CHERRY  
20160601000186980

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