

20160705000232550
07/05/2016 02:57:56 PM
DEEDS 1/1

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Ryan C. Russell
2994 Long Leaf Lane
Helena, AL 35080
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Seventy-Nine Thousand Nine Hundred and No/100 --(\$179,900.00) Dollars.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Brian Meier and Maria Meier, a married couple
(Whose address is 304 cherry way St. Johns, Fl 32259)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Ryan C. Russell and Belinda R. Russell
(Whose address is the property address)
(herein referred to as GRANNEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5, according to the Survey of Royal Pines, Phase II, as recorded in Map Book 15, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, rights of way of record.

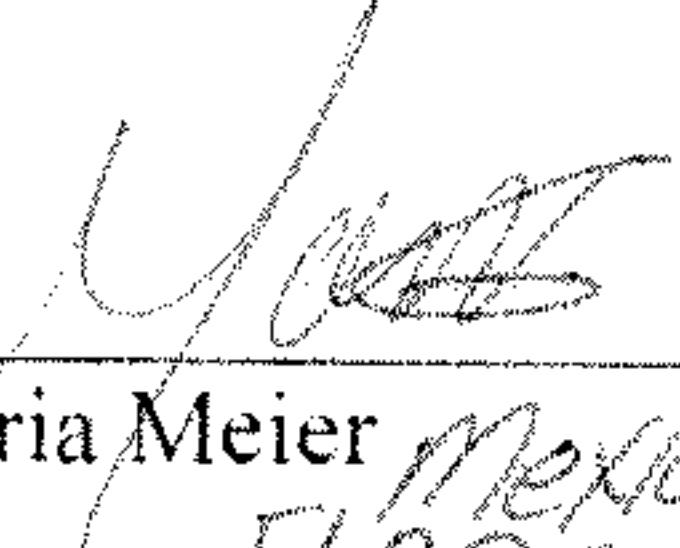
\$ 176,641.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANNEES 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/we do for myself /ourselves and for my /our heirs, executors, and administrators covenant with the said GRANNEES, 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 GRANNEES, 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 30 day of June, 2016.

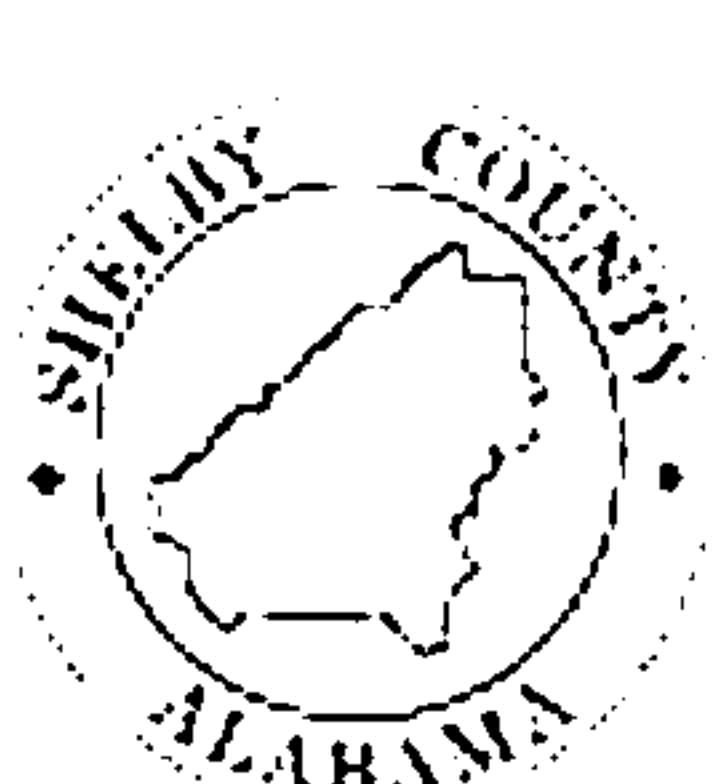
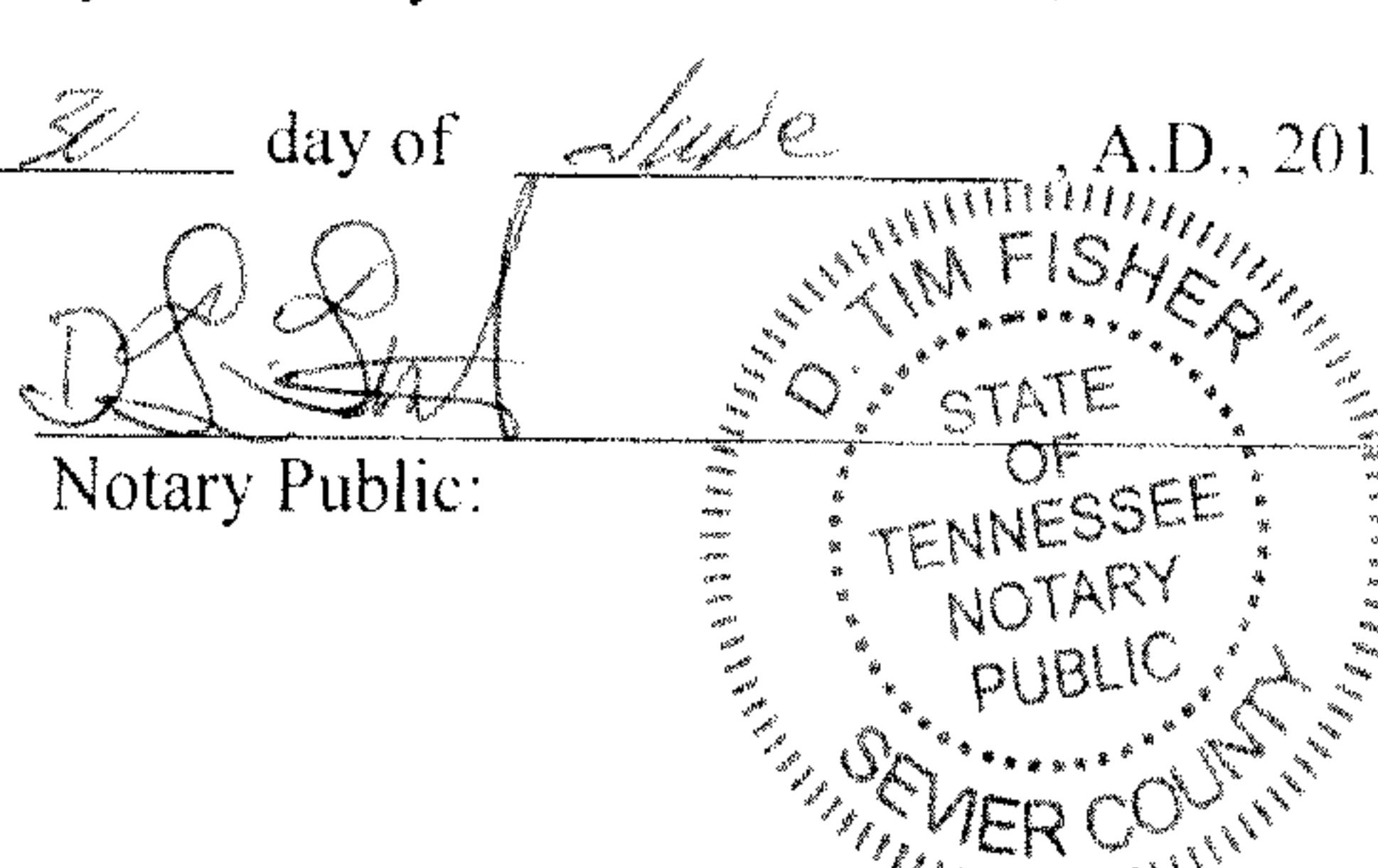

Brian Meier TX DL 28912254 (Seal)
STATE OF TN)
COUNTY OF Sevier)


Maria Meier Mexico passport
E12284547 (Seal)

General Acknowledgment

My Commission Expires:

20 March 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2016 02:57:56 PM
\$18.50 CHERRY
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