

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

Send Tax Notice To:  
Venture South, LLC  
1401 Doug Baker Blvd, Ste 107-206  
Birmingham, AL 35242  
Property Address: 616 Cherokee Circle  
Birmingham, AL 35242

WARRANTY DEED

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

That in consideration of One Hundred Thirty Thousand and No/100---  
----- (\$130,000.00) Dollars  
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is  
acknowledged, I/we, John Scott Russom, an unmarried man and  
Cari A. Russom, an unmarried woman  
(whose address is: 5927 Waterside Dr, Hoover AL 35244 )

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto  
Venture South, LLC  
(whose address is: 1401 Doug Baker Blvd, #107-206, Birmingham, AL 35242 )

(herein referred to as GRANTEE, whether one or more), the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 61, according to the Survey of Broken Bow, Second Phase, as recorded in  
Map Book 8, Page 139, in the Probate Office of Shelby County, Alabama.  
Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

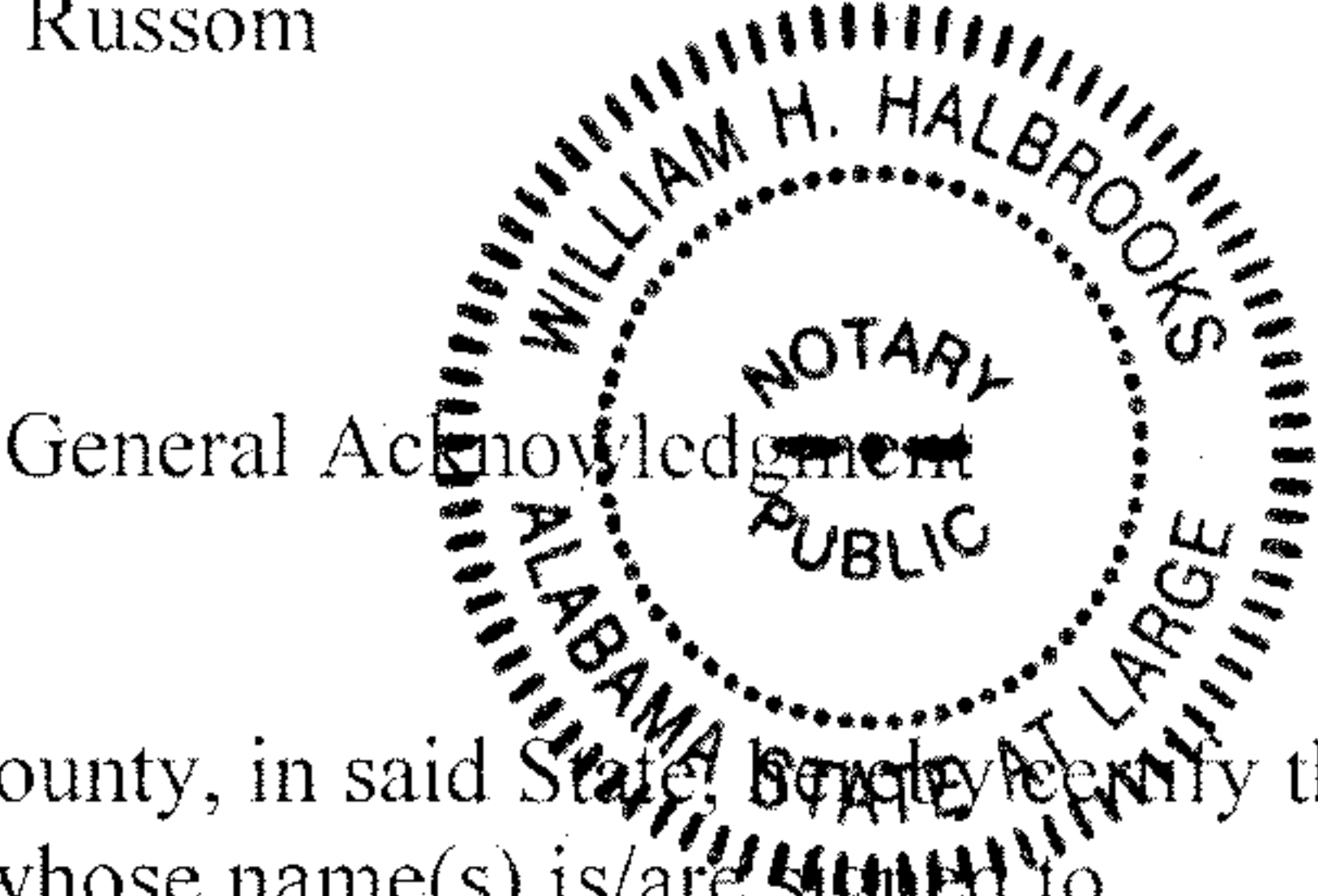
TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators  
covenant with the said GRANTEES, their successors 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, excutors and administrators shall warrant and defend the same to the said  
GRANTEES, their successors 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 15th  
day of July, 2016.

John Scott Russom (Seal) Cari A. Russom (Seal)

John Scott Russom  
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )



I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
John Scott Russom and Cari A. Russom 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 executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this 15th day of July, A.D., 2016.

My Commission Expires: 4/21/20

William H. Halbrooks  
William H. Halbrooks, Notary Public



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/18/2016 01:58:24 PM  
\$145.00 CHERRY  
20160718000249800

John Scott Russom