

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

20170803000281250
08/03/2017 01:52:57 PM
DEEDS 1/2

Send Tax Notice To:

Russell and Cynthia Hester
409 Ramsgate Dr.
Maylene AL 35114

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of \$263,000.00, the amount of which can be verified in the Sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Paul R. Dicus and Randi L. Dicus Husband and Wife (the "Grantor", whether one or more), whose mailing address is 148 PEBBLE LANE ALABASTER AL35007, do hereby grant, bargain, sell, and convey unto Russell Hester and Cynthia Hester (the "Grantees"), whose mailing address is 409 Ramsgate Dr. Maylene, AL 35114, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 409 Ramsgate Drive, Maylene, AL 35114; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

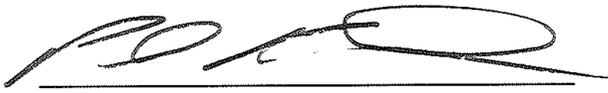
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$249,850.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Paul R. Dicus and Randi L. Dicus Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) this 2nd day of August, 2017.



Paul R. Dicus

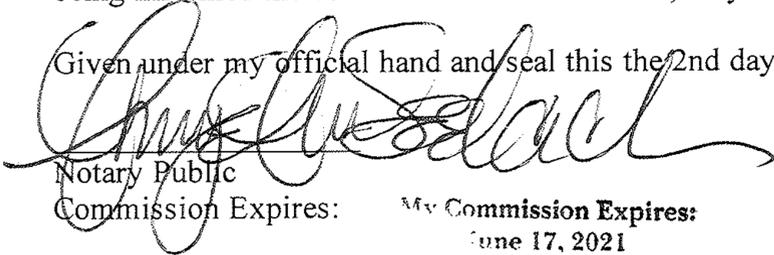


Randi L. Dicus

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Paul R. Dicus and Randi L. Dicus, 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 2nd day of August, 2017.



Notary Public

Commission Expires:

My Commission Expires:

June 17, 2021

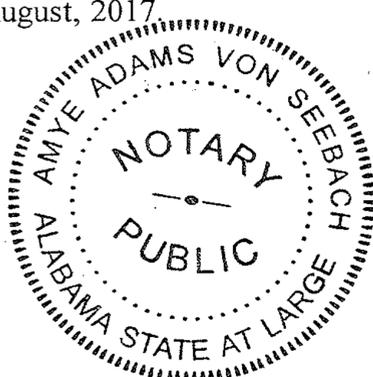


EXHIBIT "A"
Legal Description

Lot 375, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 12A, as recorded in Map Book 38, Page 45, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2017 01:52:57 PM
\$31.50 DEBBIE
20170803000281250

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the county clerk.