20171121000421180 11/21/2017 04:07:38 PM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Russell Lee Realmuto & Catherine Realmuto 1303 Mineral Springs Road Pell City, AL 35125

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY-TWO THOUSAND AND NO/100 DOLLARS (\$42,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, YEVETTE TRUSSELL, a single woman, and MARLENE M. LEE, Trustee, or her successors in trust, under the LEE LIVING TRUST, dated November 28, 2007, and any amendments thereto (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, RUSSELL LEE REALMUTO and CATHERINE REALMUTO (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Final Plat of Trussell's Resurvey as recorded in Map Book 48, page 30, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$33,600.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 17th day of November, 2017.

VEVETTE TRUSSELL

Lee TE

MARLENE M. LEE, Trustee

STATE OF ALABAMA
)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that YEVETTE TRUSSELL and MARLENE M. LEE, as Trustee of the LEE LIVING TRUST, dated November 28, 2007, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, Yevette Trussell, individually, and Marlene M. Lee, as Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of November, 2017.

NOTARY PUBLIC

My commission expires:

COUNTY OF JEFFERSON

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

Real Estate Sales Validation Form

Grantor's Name	YEVETTE TRUSSELL and MARLENE M. LEE, TRUSTEE	RUSSELL LEE REALMUTO and Grantee's Name CATHERINE REALMUTO
Mailing Address	LOT 1 TRUSSELLS RESURVE HELENA, AL 35080	Mailing Address LOT 1 TRUSSELLS RESURVEY HELENA, AL 35080
Property Address	LOT 1 TRUSSELLS RESURVE HELENA, AL 35080	EY Date of Sale November 17, 2017
	<u></u>	Total Purchase Price \$42,000.00
711210004211	30 11/21/2017 04:07:38 P	or Actual Value \$ PM DEEDS 3/3 or Assessor's Market Value\$
-	e or actual value claimed on this of documentary evidence is not i	form can be verified in the following documentary evidence: (check required)
Bill of SaleSales ContraX_Closing State		Appraisal Other
	document presented for recordat	tion contains all of the required information referenced above, the filing
		Instructions
Grantor's name ar current mailing ad	-	Instructions name of the person or persons conveying interest to property and their
current mailing ad	dress.	
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Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 11/21/2017 04:07:38 PM \$29.50 CHERRY

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Form RT-1 Alabama 08/2012 LSS