

**This Instrument Was Prepared By:**

Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
File No. 2021-06-6364  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**

Durell J. Russell and  
Shanetra Russell  
230 Timber Ridge Circle  
Alabaster, AL 35007  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Four Hundred Seventy-Five Thousand and 00/100 Dollars (\$475,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Massey Jones and spouse Tracy Jones**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Durell Russell and Shanetra Russell**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 11, according to the Final Plat of Forest Ridge, as recorded in Map Book 31, page 2, in the Probate Office of Shelby County, Alabama.

Address of Property: 230 Timber Ridge Circle, Alabaster, AL 35007

\$435,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

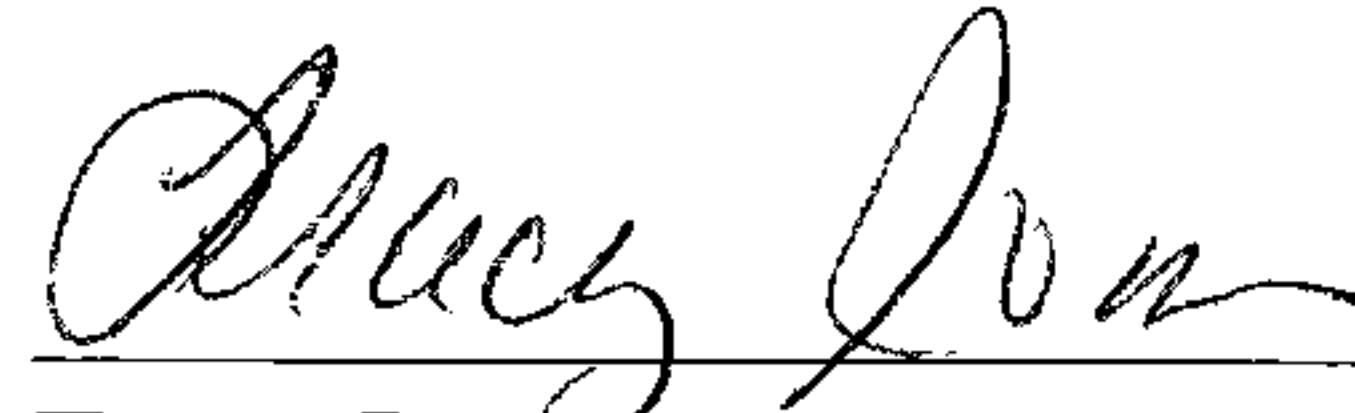
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 9th day of August, 2021.

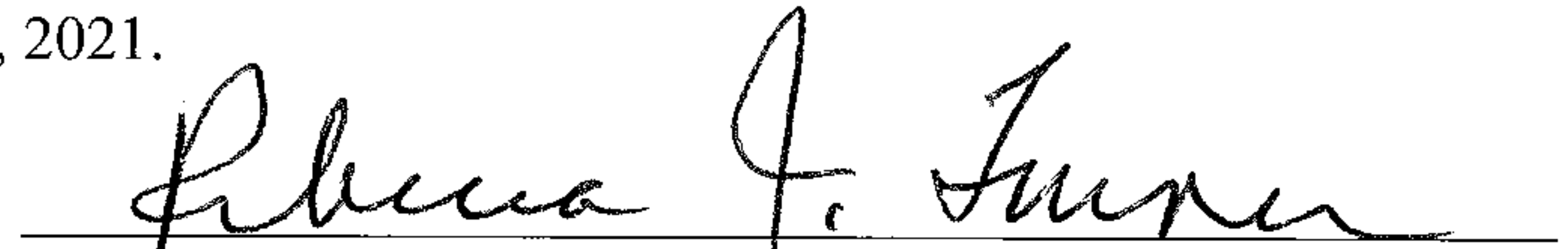
 (Seal)  
Massey Jones

 (Seal)  
Tracy Jones

STATE OF ALABAMA  
COUNTY OF SHELBY

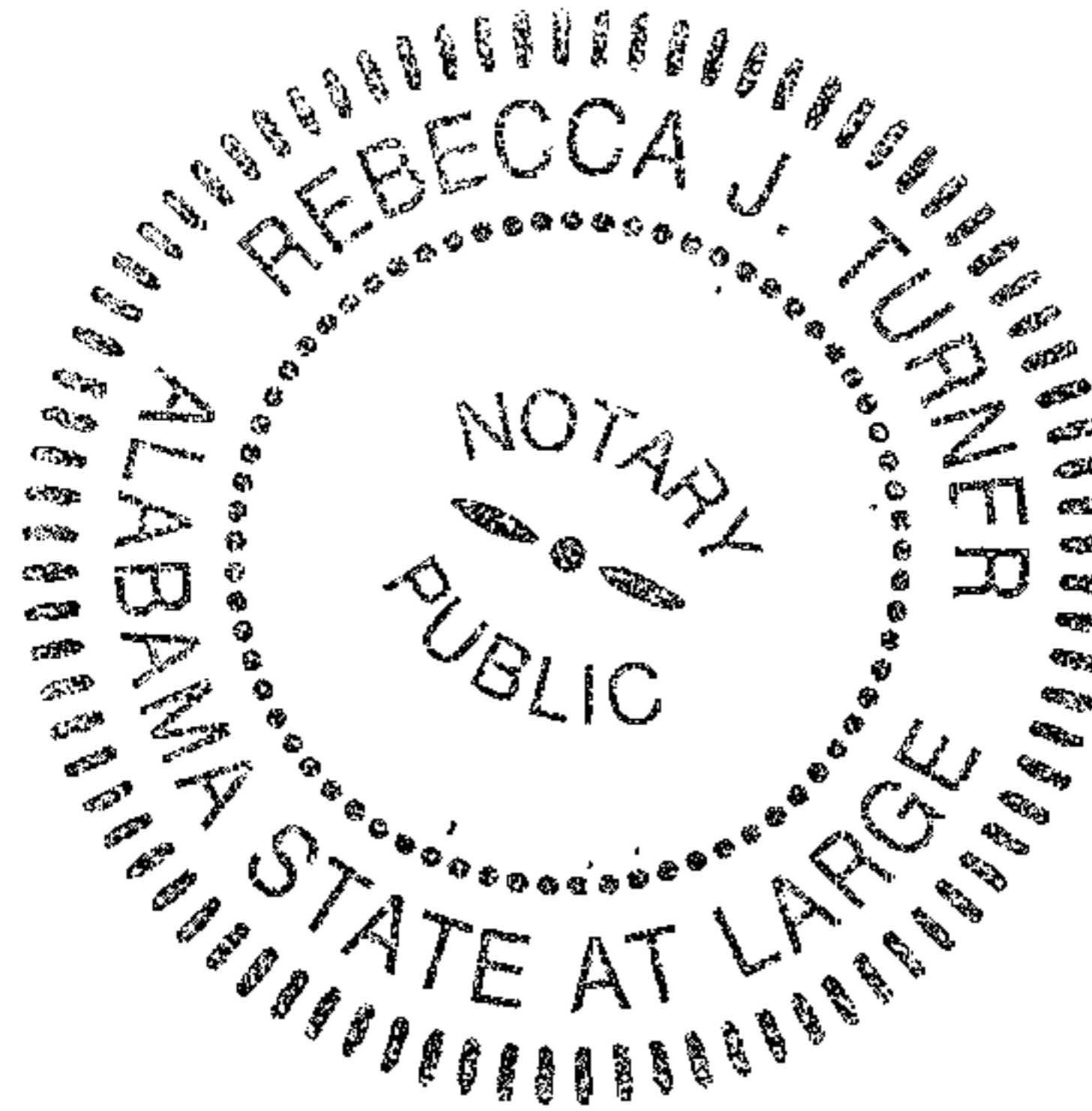
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Massey Jones and spouse Tracy Jones**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 9th day of August, 2021.

  
Notary Public Rebecca J. Turner  
My Commission Expires: 12/26/2022

**Grantors' Mailing Address:**

176 River Oaks Drive  
Helena, AL 35080



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2021 10:17:29 AM  
\$65.00 CHERRY

