

This Instrument Was Prepared By:
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Attorneys-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED NINE THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$109,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Steven A. Rosier and wife, Denise L. Rosier, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto James C. LaRussa and wife, Tammy M. LaRussa, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 38, according to the survey of Dearing Downs, 12th Addition, 2nd Phase, as recorded in Map Book 16, page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: \$104,000.00 of the above purchase price is in the form of a Mortgage in favor of Regions Mortgage, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 27th day of MARCH, 1996.

Steven A. Rosier
Steven A. Rosier
Denise L. Rosier
Denise L. Rosier

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Steven A. Rosier and wife, Denise L. Rosier, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of MARCH, 1996.

Onnie D. Dickerson, III
Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/96

Inst # 1996-10495

04/01/1996-10495
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

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