



20111129000359360 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
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Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
David LaRussa
150 Copperhead Rd.
Birmingham, AL
Maylene, AL 35114

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

Shelby County, AL 11/29/2011
State of Alabama
Deed Tax: \$20.00

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

That in consideration of **Twenty Thousand and NO/100 Dollars (\$20,000.00)** to the undersigned grantors in hand paid by the grantees herein on or about January 28, 2005, the receipt whereof is acknowledged, I, **F. Frank Jones, an unmarried person**, having been preceded in death by my only wife, Vivian W. Gibson, who was the joint tenant in the property being conveyed herein and who died on or about December 3, 1980, (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **David Michael LaRussa and Maranda Kay LaRussa**, (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit:

See Exhibit "A" for the legal description of the subject property.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not currently owned by grantor, and current taxes due.

\$00.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

F. Frank Jones is one and the same person as Floyd Franklin Jones, Jr. and Floyd F. Jones, Jr. and Frank F. Jones.

The grantor named herein is the surviving grantee in that certain deed dated December 2, 1974, and recorded December 8, 1974, in Book 289, Page 868, Norma S. Jones having died on or about December 3, 1980.

The purpose of this deed is to correct and amend that deed which was executed in favor of the grantees on or about January 28, 2005 and recorded February 24, 2005 in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, the said **GRANTOR** has hereunto set their hand and seal, this 4th day of November, 2011.

GRANTOR

F. Frank Jones (SEAL)
F. Frank Jones

**STATE OF ALABAMA
COUNTY OF SHELBY**

General Notary Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **F. Frank Jones**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2011.

Ryan L. G. L.
Notary Public:
My commission expires:

MY COMMISSION EXPIRES MARCH 11, 2015

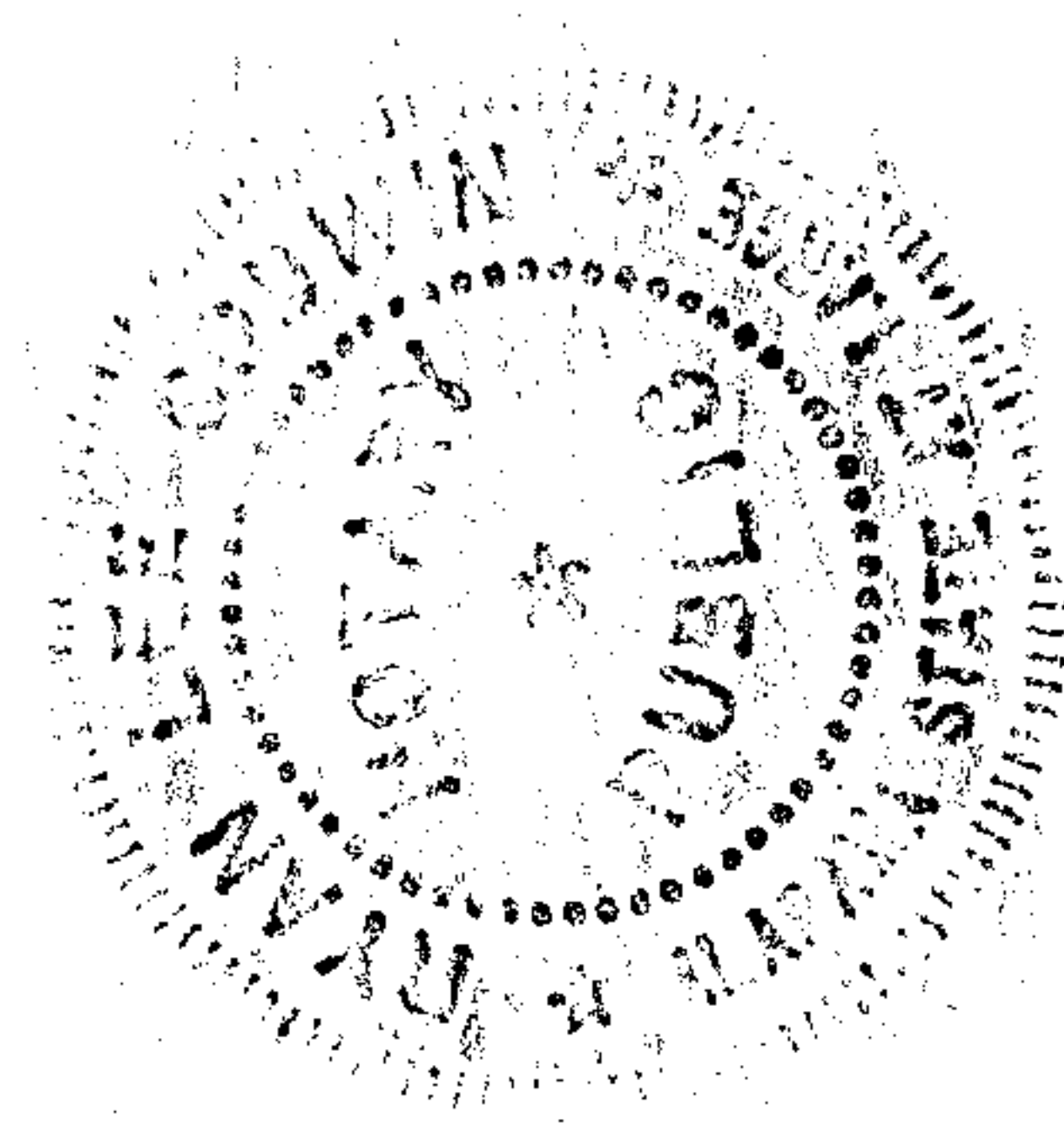


EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA AND RUN THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1,070.05 FEET TO A SET REBAR CORNER ON THE EAST MARGIN OF SHELBY COUNTY HIGHWAY NO. 266 AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE 527.95 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 00 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 460.00 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 89 DEGREES 31 MINUTES 04 SECONDS WEST A DISTANCE OF 567.60 FEET TO A SET REBAR CORNER ON THE EASTERLY MARGIN OF SAME SAID HIGHWAY 266; THENCE RUN SOUTH 38 DEGREES 59 MINUTES 30 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 107.63 FEET TO A POINT; THENCE RUN SOUTH 33 DEGREES 42 MINUTES 41 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 111.19 FEET TO A POINT; THENCE CONTINUE ALONG SAID MARGIN OF SAID HIGHWAY SOUGH 12 DEGREES 44 MINUTES 57 SECONDS EAST A DISTANCE OF 66.11 FEET TO A POINT; THENCE RUN S 13 DEGREES 24 MINUTES 57 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 44.46 FEET TO A POINT; THENCE RUN S 22 DEGREES 16 MINUTES 41 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 66.37 FEET TO A POINT; THENCE RUN S 31 DEGREES 51 MINUTES 21 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 124.06 FEET TO A POINT; THENCE S 36 DEGREES 51 MINUTES 21 SECONDS WEST ALONG SAME SAID MARGIN A DISTANCE OF 12.51 FEET TO A POINT OF BEGINNING, CONTAINING 5.0 ACRES.