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This instrument was prepared by Larry R. Newman, Attorney at Law
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)..... KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of Four Hundred and No/100 Dollars cash in hand paid to the undersigned grantor, Altus Bank, A Federal Savings Bank, by Joe A. LaRussa, the receipt of which is hereby acknowledged and in the further consideration of the execution contemporaneously herewith, by the grantee herein of a purchase money mortgage in the principal sum of Thirteen Thousand Six Hundred and No/100 Dollars, securing the unpaid balance of the purchase price of the hereinafter described property, the receipt of which consideration is hereby acknowledged, the said Altus Bank, A Federal Savings Bank, has bargained and sold and does by these presents grant, bargain, sell and convey unto the said Joe A. LaRussa the following described real estate situated in Shelby County, Alabama, to-wit:

~~THE FOLLOWING DESCRIBED REAL ESTATE~~ Lot 114, according to the Map of "Property Line Map of Siluria Mills" as recorded in Map Book 5, pages 10, A & B, in the Office of the Judge of Probate of Shelby County, Alabama, and described in Deed Book 300, page 58, of Shelby County, Alabama, more particularly described as follows:

BOOK 342 PAGE 220

Commence at the intersection of the southerly right of way line of 9th Avenue, S.W. (1st Avenue Map) and the westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of Dedication of Street and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 9th Avenue (1st Avenue Map) for a distance of 150.00 feet to point of beginning; thence 91 degrees 08 minutes 38 seconds left and run southwesterly for a distance of 106.27 feet; thence 89 degrees 53 minutes 11 seconds right and run Northwesterly for a distance of 78.99 feet; thence 90 degrees 06 minutes 36 seconds right and run Northeasterly for a distance of 108.0 feet to a point on the Southerly right of way line of 9th Avenue (1st Avenue Map); thence 91 degrees 08 minutes 51 seconds right and run Southeasterly for a distance of 79.0 feet to point of beginning; no encroachments were found except as shown above; the property is not situated in a flood prone area, according to available flood hazard maps.

Subject to: 1) taxes for the year 1991, and subsequent years.
 2) easements, rights-of-way, restrictions, covenants, conditions and limitations of record.

Grantee's Address: 4915 Spring Rock Road, Birmingham, Alabama 35223

It is understood and agreed that the grantor acquired title to the above described property by purchase on July 12, 1990, at a foreclosure sale held under mortgage executed by Charles Whitfield and Nancy W. Whitfield, to First Capital Mortgage Corporation on April 15, 1988, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 180, page 984, and was transferred and assigned to Altus Bank, A Federal Savings Bank in Book 180, page 989, on April 21, 1988, and which said foreclosure sale being evidenced by foreclosure deed to the grantor herein recorded in Book 300, page 57, in said Judge of Probate Office, and this conveyance is expressly made subject to any and all rights of redemption, legal or equitable, arising out of said foreclosure sale, and is further subject to any and all outstanding taxes and assessments whether yet made final or not, and subject to easements, covenants, restrictions and rights of way of record and zoning ordinances, if any.

TO HAVE AND TO HOLD unto the said Joe A. LaRussa, his heirs and assigns forever.

Larry Newman

IN WITNESS WHEREOF, the said Altus Bank, A Federal Savings Bank, a corporation, has caused these presents to be executed by its Asst Vice President and Executive Vice President, who are authorized to execute this conveyance, and attested by its Asst. Secretary, who affixed its corporate seal hereto, being authorized thereto, on this 3rd day of May, 1991.

Altus Bank, A Federal Savings Bank

By: [Signature]
Its Asst. V.P. President
By: [Signature]
Its Executive Vice-President

ATTEST:

[Signature]
Assistant Secretary

STATE OF ALABAMA)
MOBILE COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Lee Hall, whose name as Asst. Vice President and Patrick J. Cooper, whose name as Executive Vice President of Altus Bank, A Federal Savings Bank, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 3rd day of May, 1991.

Camp Hall Warner
Notary Public
My Commission expires: 05/31/94

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|---------------|------|
| 1. Doc Fee | 50 |
| 2. Ad. Fee | |
| 3. Notary Fee | 3.00 |
| 4. Notary Fee | 3.00 |
| 5. Notary Fee | |
| 6. Notary Fee | 1.00 |
| Total | 9.00 |