

SEND TAX NOTICE TO: John Joseph Russo, Jr.  
2611 Royal Court  
Pelham, Alabama 35124

This instrument was prepared by

(Name) John N. Randolph, Attorney - Sirote & Permutt, P. C.

(Address) 2222 Arlington Avenue, South - Birmingham, Alabama 35205

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Five Thousand and no/100 Dollars (\$95,000.00)

to the undersigned grantor, H. Walker & Associates, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

John Joseph Russo, Jr. and Karen Lee Russo

(herein referred to as GRANTEEES) 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 Shelby County, Alabama, to-wit:

Lot 11, according to a Resurvey of Lots 6, 7, 10, 11 and 12 of Royal Oaks, Fourth  
Sector, Unit II, as recorded in Map Book 10 page 72 in the Probate Office of Shelby  
County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 50 feet reserved from Royal Court as shown by plat.
3. Public utility easements as shown by recorded plat, including a 20 foot easement on the Southeasterly side and a 10 foot on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 200 page 86 and as shown by Map Book 10 apge 72 in Probate Office.
5. Transmission Line Permit granted to Alabama Power Company and South Central Bell as recorded in Real 64 page 986 in Probate Office.

H. Walker & Associates, Inc. does business as H. Walker & Associates.

\$55,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUN 24 AM 11:03

JUDGE OF PROBATE

1	40.00
2	
3	2.50
4	3.00
5	
6	1.00
TOTAL	46.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of June 1991.

ATTEST:

H. Walker & Associates, Inc.

By *Harold R. Walker*  
Harold R. Walker President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Harold R. Walker whose name as President of H. Walker & Associates, Inc. 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, he, as such officer 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 17th day of June 1991.

*[Signature]*  
Notary Public

AFFIX SEAL