

This Instrument Prepared By:  
James F. Burford, III  
Suite 200, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:  
Paul G. Larussa  
6228 Cahaba Valley Rd  
Shan 35242

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Nine Thousand and No/100 Dollars (\$149,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, RANDALL H. GOGGANS, a married man, (herein referred to as grantor) do grant, bargain, sell and convey unto PAUL G. LARUSSA and LENA C. LARUSSA (herein 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 Shelby County, Alabama to-wit:

BOOK 373 PAGE 832  
Commence at the NE Corner of the NE 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence westerly along north line of said 1/4-1/4 section a distance of 197.72' to the Point of Beginning; thence continue along last described course 1150.0' to a point, said point being the NW Corner of said 1/4-1/4 section; thence left 90 degrees 13'-06" and run southerly along west line of said 1/4-1/4 section 606.0'; thence left 89 degrees 46'-54" a distance of 1150.00'; thence left 90 degrees 13'-06" a distance of 606.00' to the Point of Beginning.

The Grantor herein hereby reserves a 60' wide nonexclusive perpetual easement for ingress, egress and utilities over and across the east 60' of the property conveyed herein, said easement to benefit any real property. Grantor, his successors or assigns may install a stone and/or brick entrance way on the north end of said easement, and Grantor, his successors or assigns may offer any roadway constructed on such easement to the appropriate governmental authority as a public roadway, Grantee herein conferring upon Grantor herein, his successors or assigns, a power-of-attorney coupled with interest in order to make such offering. Grantee or Grantee's successors and assigns shall join in making such offer if necessary, so long as no cost is incurred by Grantee, their successors and assigns in making such offer.

SUBJECT TO: Taxes due in the year 1992 and thereafter, rights of other parties in and to the use of the easement over the east 60' of captioned lands. Declaration of Restrictive Covenants for Brookshire Second Sector bearing even date herewith.

Grantor hereby quitclaims all mineral and mining rights to Grantee but such rights are not warranted.

The property conveyed herein is not the homestead of the Grantor.

\$ 134,100.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD to the said 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 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

John Hartman  
Hartman, Springfield

premises; that they are free from all encumbrances, unless otherwise noted above; that I have a 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, I have hereunto set my hand and seal, this 7<sup>th</sup> day of November, 1991.

Randall H. Goggans  
Randall H. Goggans

(Seal)

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of November, 1991.

Joe H. H. H.  
Notary Public

My Commission Expires: August 4, 1993

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
19  
91 NOV 20 PM 3:31

James H. H. H.  
JUDGE OF PROBATE

1. Deed Tax	\$149.40
2. Mfg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$158.40