

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

Send Tax Notice To:
PAUL LARUSSA
6228 CANABA VALLEY RD
Birmingham, AL. 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

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

That in consideration of Four Thousand and No/100 Dollars (\$4,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP, (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 survivors of them in fee simple, for and during the joint lives of the survivors, and upon the death of either of the survivors, then to the survivor of the survivors in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter. (2) Revised Declaration of Restrictive Covenants for Brookshire Second Sector, as recorded in INSTRUMENT NO. Page 142-12759 in the Probate Office of Shelby County, Alabama. (3) Transmission line permit to Alabama Power Company as recorded in Deed Book 127, Page 397, in Probate Office.

Mineral and mining rights are hereby quitclaimed to Grantee but not warranted.

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 survivors of them in fee simple, for and during the joint lives of the survivors, and upon the death of either of the survivors, then to the survivor of the survivors in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 undersigned, PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP, has set its hand and seal, this 30th day of June, 1992.

PELHAM HWY. 35, AN
ALABAMA GENERAL PARTNERSHIP

By: Randall H. Goggans
Randall H. Goggans
Its: General Partner

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, whose name as General Partner of PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 30 day of JUNE, 1992.

[Signature]
Notary Public
My Commission Expires: 3-1-94

Inst # 1992-12761

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 19; thence South 2 degrees 04 minutes 52 seconds West along the East line of 1/4-1/4 Section a distance of 484.08 feet to the point of beginning; thence along the last named course a distance of 121.92 feet; thence South 15 degrees 4 minutes 41 seconds West 25.43 feet to a point on North right of way of Brookshire Lane; thence North 72 degrees 50 minutes 05 seconds West 113.71 feet along said right of way to a point of curve to the right with a radius of 498.07 feet, through a central angle of 20 degrees 28 minutes 46 seconds, an arc distance of 178.03 feet; thence North 51 degrees 21 minutes 06 seconds East 31.64 feet; thence South 80 degrees 20 minutes 38 seconds East 31.97 feet; thence South 77 degrees 30 minutes 16 seconds East 49.53 feet; thence South 85 degrees 45 minutes 29 seconds East 75.65 feet; thence North 65 degrees 38 minutes 56 seconds East 64.71 feet; thence North 77 degrees 00 minutes 40 seconds East 33.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1992-12761

07/01/1992-12761
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00