

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged we, TIMOTHY DEE LARSEN AND JANE E. LARSEN, HUSBAND AND WIFE (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto LALIVILA D. PITA (herein referred to as GRANTEE), her heirs and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, Sector 3, according to the Map of Apache Ridge Subdivision as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

For Ad Valorem tax appraisal purposes only, the property address of the hereinabove described real property is: 101 Wagon Trail, Alabaster, AL 35007.

TO HAVE AND TO HOLD, the aforegranted premises, to the said GRANTEE, her heirs and assigns, FOREVER.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of the said premises; that they are free from all encumbrances, except as hereinabove provided; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals this the 29th day of March, 1999.

Timothy Dee Larsen
TIMOTHY DEE LARSEN
Jane E. Larsen
JANE E. LARSEN

STATE OF Texas)
COUNTY OF Titus)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that TIMOTHY DEE LARSEN AND JANE E. LARSEN whose names are signed to the foregoing conveyance, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of March, 1999.

Kim Lloyd
NOTARY PUBLIC
Commission Expires: 10/21/2001

THIS INSTRUMENT PREPARED BY:
PAUL G. DELAITSCH
6772 Taylor Circle
Montgomery, AL 36116



04/02/1999-14015
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
201 MMS 19.00