

SEND TAX NOTICE TO:

Mr. & Mrs. Anthony C. LaRussa
3400 Wildewood Drive
Pelham, AL 35124

Value
\$500.00

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst # 2999-32010

08/02/1999-32010
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR CCH 12.30

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTOR.

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN AND NO/100.....(\$10.00) Dollars,** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **ANTHONY G. LARUSSA, A Married Man** (herein referred to as grantor), do grant, bargain, sell and convey unto **ANTHONY C. LARUSSA, MARIE C. LARUSSA, and ANTHONY G. LARUSSA** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY County, Alabama** to-wit:

Lot 1, in Block 2, according to the Amended Survey of Wildewood Village, as recorded in Map Book 8, page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Property taxes for 1999 and subsequent years, not yet due and payable.
2. Restrictions, Easements, and Agreements with Alabama Power Co. of record
3. Grantor does not warrant title to mining and mineral rights, including any release of damages.

The above described property is not the homestead property of the grantor, or of the grantor's spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 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 30th day of July, 1999.

Anthony G. Larussa (Seal)
ANTHONY G. LARUSSA

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY G. LARUSSA, A Married Man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 1999.

[Signature]
Notary Public
My Commission Expires: 11/5/99

Inst # 1999-32010

08/02/1999-32010
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 ORH 12.50