

This instrument was prepared by:
Allison, May, Alvia, Fuhrmeister,
Kimbrough & Sharp, L.L.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209
Warranty Deed

Send Tax Notice:
Paul G. Larussa
350 Canyon Park Drive
Pelham, Alabama 35124

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of One Hundred Eight-Two Thousand Five Hundred Dollars and no/100 (\$182,500.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

Ronald T. Bates, Jr. and wife, Carla A. Bates

(herein referred to as grantors) does grant, bargain, sell and convey unto

Paul G. Larussa

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$167,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And I (we) do for ourselves and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same aforesaid; that I (we) will and my (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, I have hereunto set my hand and seal this 4th day of April, 2000.


Ronald T. Bates, Jr.

Carla A. Bates

STATE OF ALABAMA
Shelby County

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Ronald T. Bates, Jr. and his wife, Carla A. Bates, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 4th day of April 2000.

My Commission Expires:

5/21/03


Notary Public
04/11/2000-11923
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 26.00 Inst # 2000-11923

Inst # 2000-11923

EXHIBIT A

A parcel of land in the Northeast quarter of the Northwest quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the South half of the Northeast quarter of the Northwest quarter of said Section 13; thence run North $82^{\circ} 58' 11''$ West a distance of 612.32 feet; thence run South $32^{\circ} 31' 16''$ West a distance of 550.35 feet to a point on the Southwesterly right of way of Canyon Park Drive and the point of beginning; thence continue last course a distance of 168.01 feet; thence run North $84^{\circ} 02' 43''$ West a distance of 140.40 feet; thence run North $26^{\circ} 35' 37''$ East a distance of 174.84 feet to a point on a counter-clockwise curve on the Southwesterly right of way of Canyon Park Road, said curve having a Delta angle of $41^{\circ} 12' 40''$ and a radius of 219.50 feet, (Chord bearing North $79^{\circ} 08' 18''$ East a distance of 154.50 feet); thence run along the arc of said right of way curve 157.88 feet to the point of beginning; being situated in Shelby County, Alabama.

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