Pd $41,000

STATE OF ALABAMA }
} **SURVIVORSHIP WARRANTY DEED**
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/100 DOLLARS ($10.00)**, to the undersigned **DAVID LaRUSSA,** (herein "Grantor"), in hand paid by **JAMES B. BEAL III AND DEBRA K. BEAL**, (herein "Grantees") the receipt of which is hereby acknowledged, the said Grantor, does by these presents, grant, bargain, sell and convey unto 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, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, to wit:

20051213000643150 1/3 $58.00
Shelby Cnty Judge of Probate,AL
12/13/2005 09:08:05AM FILED/CERT

SEE EXHIBIT A

NO EXAMINATION OF TITLE AND NO REPRESENTATION CONCERNING TITLE OF THE PROPERTY IS MADE BY THE PREPARER OF THIS INSTRUMENT. DESCRIPTION FURNISHED BY GRANTOR 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 said Grantor, does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall specially 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 said Grantor, by DAVID LARUSSA, who is authorized to execute this conveyance, has hereto set its signature and seal, this 9th day of December, 2005.

DAVID LaRUSSA

BY: David LaRussa
ITS:

STATE OF ALABAMA }
}
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said City, in said State, hereby certify that DAVID LARUSSA, DAVID LaRUSSA, 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/she, as such Member/Manager and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9TH day of DECEMBER, 2005.

Diane J. Gylowski
Notary Public
My Commission Expires: MY COMMISSION EXPIRES FEB. 7,2009

PLEASE SEND TAX NOTICE TO:

_____

_____

_____

20051213000643150 2/3 $58.00
Shelby Cnty Judge of Probate,AL
12/13/2005 09:08:05AM FILED/CERT

GP - Wetter

EXHIBIT "A"

LOT 3, ACCORDING TO THE SURVEY OF SHELBY BROOK ESTATES SUBDIVISION, AS RECORDED IN MAP BOOK 22 PAGE 159 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

20051213000643150 3/3 $58.00
Shelby Cnty Judge of Probate,AL
12/13/2005 09:08:05AM FILED/CERT

Shelby County, AL 12/13/2005
State of Alabama

Deed Tax:$41.00

INCLUDING the following Manufactured Home:
PINNACLE HOMES,
1997 (year) PHAL 0317A (make) 2803 P1 (model) 28X80 (size)
PHAL 0317B. (serial number(s))