20061106000544360 1/2 $15.00
Shelby Cnty Judge of Probate, AL
11/06/2006 02:08:08PM FILED/CERT

NT06608720

Send tax notice to:
James C. Larussa, Jr.
109 1st Avenue W
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty Thousand Five Hundred and 00/100 Dollars AND NO Dollars ($120,500.00) in hand paid to the undersigned, Harold E. Bice, Jr. and Caroline Bice, husband and wife (hereinafter referred to as "Grantor") by James C. LaRussa, Jr. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot #1 in Block #5 in the Town of Helena, Alabama according to the Plat of said town as surveyed by Joseph Squire V.S. as recorded in Map Book 3, Page 121, described as follows: Commencing at the Northwest corner of said Lot on 1st Avenue on Branch Alley, thence Easterly along 1st Avenue 170 feet to a found iron pin; thence in a Southerly direction with an interior angle of 89° 33' 07" counterclockwise 119.97 feet to a found iron pin; thence in a Westerly direction with an interior angle of 94° 01' 29" counterclockwise 137.56 feet to a found iron pin on Branch Alley; thence in a Northerly direction with an interior angle of 100° 18' 24" counterclockwise along Branch Alley 132.42 feet to the point of commencement, said alley established by deed and existing monuments, situated in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 20, Range 3 West, Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

$$120,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors, Harold E. Bice, Jr. and Caroline Bice have hereunto set their signatures and seals on this the 30th day of October, 2006.

Harold E Bice, Jr. by his AIF Caroline Bice
Harold E. Bice, Jr., by and through his attorney-in-fact, Caroline Bice

Caroline Bice
Caroline Bice

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ,Caroline Bice, individually, a married woman and Caroline Bice whose name as Attorney in fact for Harold E. Bice, Jr., her husband is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in individually and in her capacity as such Attorney in fact , and with full authority, for Harold E. Bice, Jr. on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2006.

Mary Pamela Short
Notary Public

Print Name:

Commission Expires: 8/28/10

MARY PAMELA SHORT
MY COMMISSION EXPIRES
AUGUST
28,
2010
ALABAMA
NOTARY PUBLIC