This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: David M. Larussa
[redacted] 150 Copperhead Rd.
[redacted] Mary Lane Ala
35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy Nine Thousand dollars and Zero cents ($179,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harold W. Parsons and Nima A. Parsons, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto David M. Larussa and Maranda 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:

Lots 16 and 17, Block A, according to the Survey of The Homestead as recorded in Map Book 8, Page 167, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years.

Constitutes no part of the homestead of the grantor or 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 herein 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of 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 as 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.

($143,200.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of February, 2007.

_____ (Seal)	Harold W. Parsons (Seal) Harold W. Parsons
_____ (Seal)	Nima A. Parsons (Seal) Nima A. Parsons
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold W. Parsons and Nima A. Parsons whose names are signed to the foregoing conveyance, and who are known to me, 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 26th day of February, 2007.

Notary Public
My Commission Expires: 10/16/08

20070306000099650 1/1 $47.00
Shelby Cnty Judge of Probate,AL
03/06/2007 08:32:00AM FILED/CERT

Shelby County, AL 03/06/2007
State of Alabama

Deed Tax:$36.00

MIN ATCHISON NOTARY PUBLIC ALABAMA STATE AT LARGE