

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Edward Carr
431 Homestead Drive
Wilsonville, AL 35186

WARRANTY DEED

20110811000236660 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
08/11/2011 03:21:51 PM FILED/CERT

Shelby County, AL 08/11/2011
State of Alabama
Deed Tax:\$9.00

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Seventy Five Thousand Seven Hundred Fifty dollars and Zero cents (\$175,750.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David M. Larussa and wife, Maranda Larussa (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Edward Carr (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 16 and 16, 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 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$166,950.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of August, 2011 .

(SEAL)

David M. Larussa (SEAL)

(SEAL)

Maranda Larussa (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that David M. Larussa and Maranda Larussa 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 8th day of August, 2011 .

Notary Public

My Commission Expires: 10-16-12

