

GENERAL WARRANTY DEED

State Of Alabama
County Of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Hundred Ninety Thousand dollars and Zero cents (\$590,000.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Joseph A. LaRussa and wife, Sue J. LaRussa** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Catanese Land, LLC** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, Block 2, according to the Survey of Cedar Grove Estates, as recorded in Map Book 3, Page 53, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$550,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

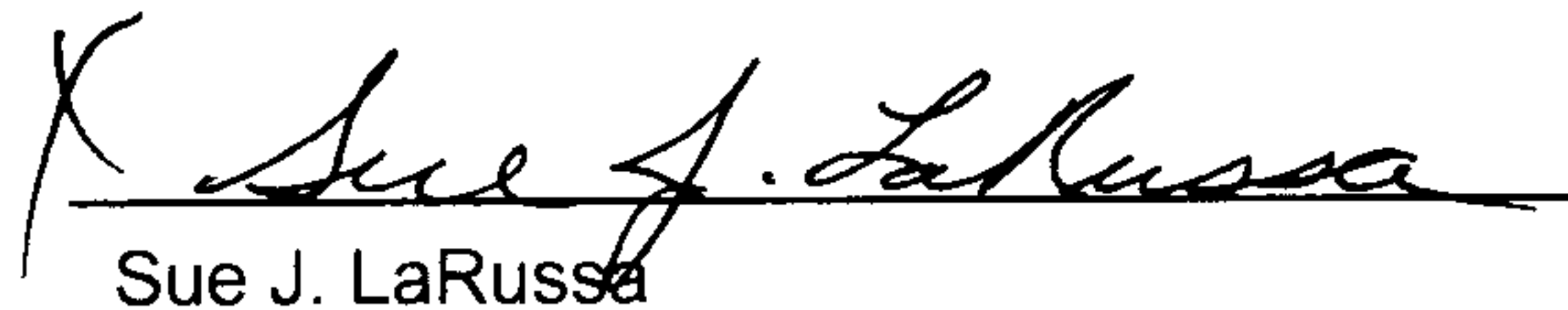
TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its heirs, successors and assigns, covenant with said GRANTEE, its successors 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, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 6th day of March, 2013.



Joseph A. LaRussa (SEAL)

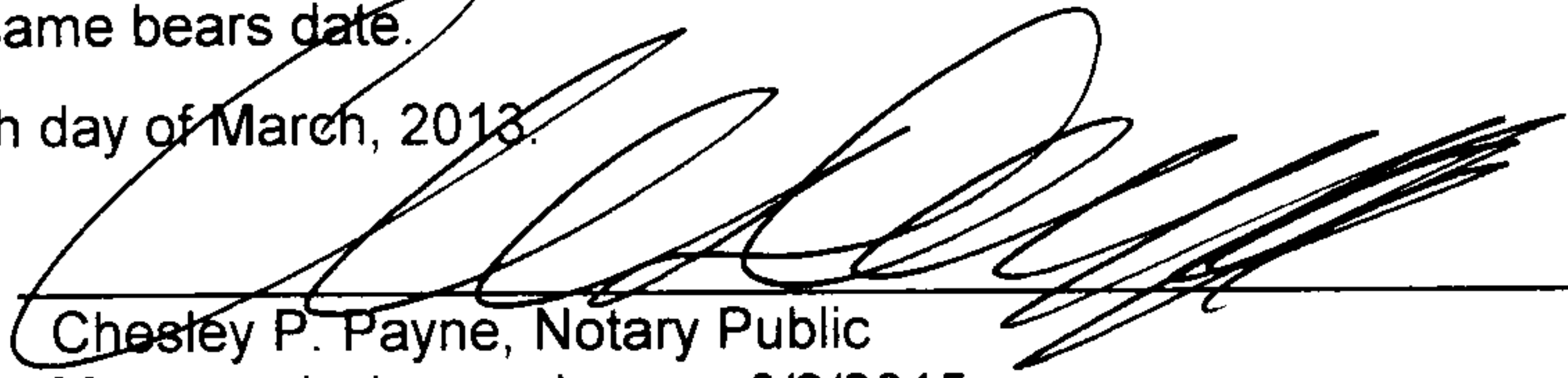


Sue J. LaRussa (SEAL)

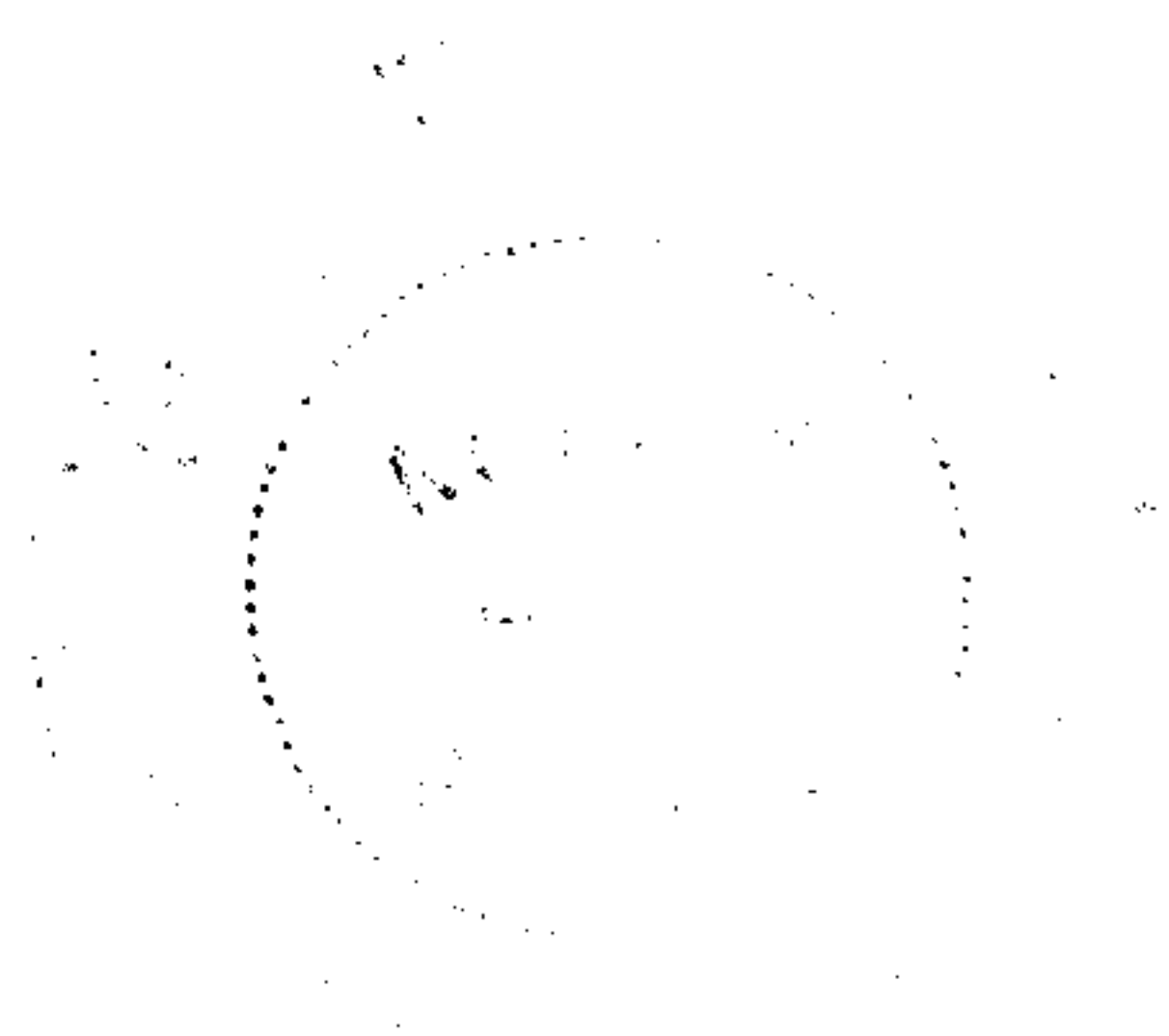
STATE OF ALABAMA
SHELBY COUNTY


I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that Joseph A. LaRussa and wife, Sue J. 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 and as their act on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2013.



Chesley P. Payne, Notary Public
My commission expires: 8/2/2015




20130313000104200 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
03/13/2013 11:41:36 AM FILED/CERT

Shelby County, AL 03/13/2013
State of Alabama
Deed Tax: \$40.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Joseph A. LaRussa</u>	Grantee's Name	<u>Catanese Land, LLC</u>
Mailing Address	<u>Sue J. Larussa</u> <u>1810 Hummingbird Lane</u> <u>Hoover, AL. 35226-2719</u>	Mailing Address	<u>339 Grande Vista Circle</u> <u>Chelsea, AL. 35043-6233</u>
Property Address	<u>1205 First Street, North</u> <u>Alabaster, AL. 35007</u>	Date of Sale	<u>March 06, 2013</u>
		Total Purchase Price	<u>\$ 590,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/6/13

Print JOSEPH A. LARUSSA AND SUE J. LARUSSA

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130313000104200 2/2 \$55.00
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