

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
David Michael LaRussa
150 Copperhead Road
Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Forty Four Thousand Four Hundred Ninety and 00/100 Dollars (\$144,490.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Pamela Jones Hiam and Elizabeth Jones Missimer, as Co-Personal Representatives of the Estate of Floyd Franklin Jones, Jr., deceased, Probate Case No. PR-2016-000098, Pamela Jones Hiam as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr., Probate Case No. PR-2016-000098 and Elizabeth Jones Missimer, as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr., Probate Case No. PR-2016-000098

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

David Michael LaRussa and Maranda Kay LaRussa

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A"

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

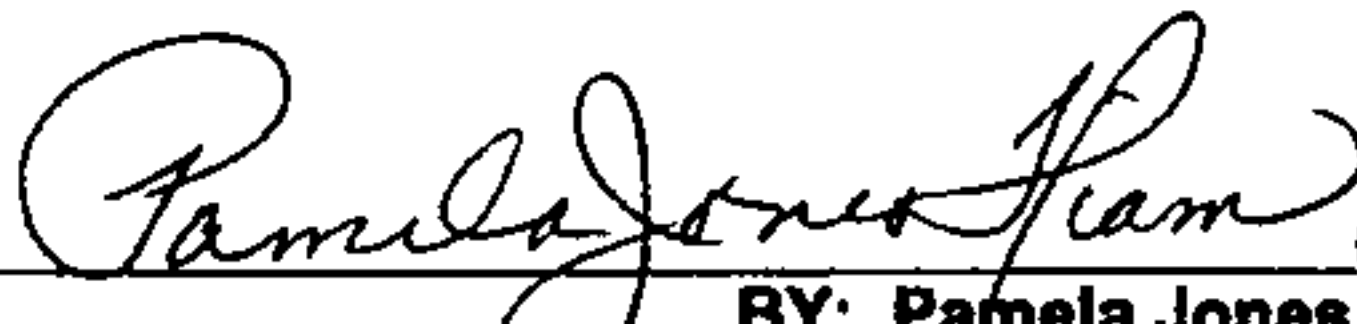
Shelby County, AL 10/25/2017
State of Alabama
Deed Tax: \$144.50

20171025000387260 2/5 \$174.50
Shelby Cnty Judge of Probate, AL
10/25/2017 12:24:20 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

16 day of October, 2017.

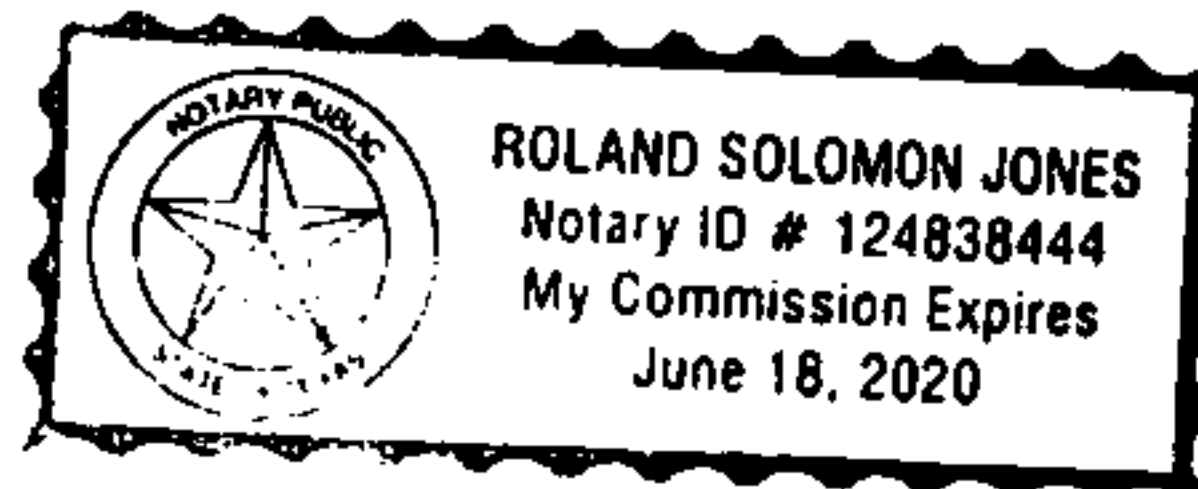
**Estate of Floyd Franklin Jones, Jr.
and Testamentary Trust created under the will
of Floyd Franklin Jones, Jr.**

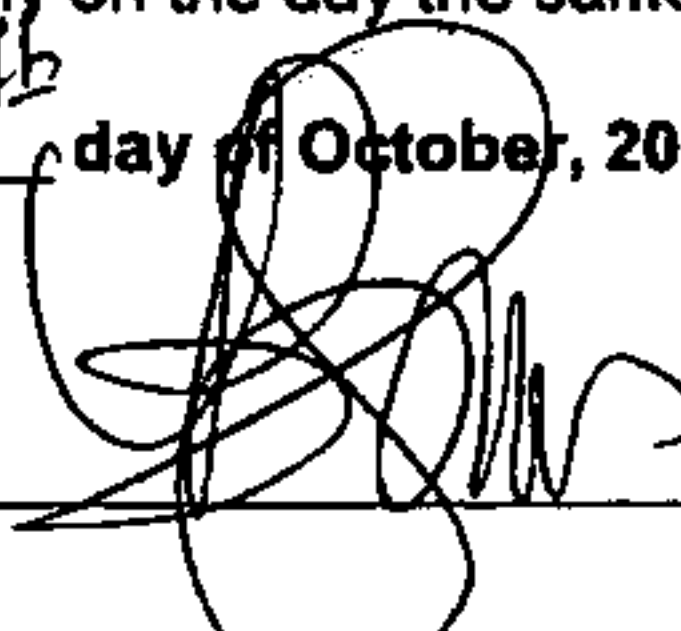
 (Seal)
BY: Pamela Jones Hiam
ITS: Personal Representative/Trustee

STATE OF TEXAS
Collin COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Pamela Jones Hiam as **Personal Representative of Estate of Floyd Franklin Jones, Jr. and as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr.**, whose name 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 and with full authority as such **Personal Representative and Trustee**, she executed the same voluntarily on the day the same bears date.

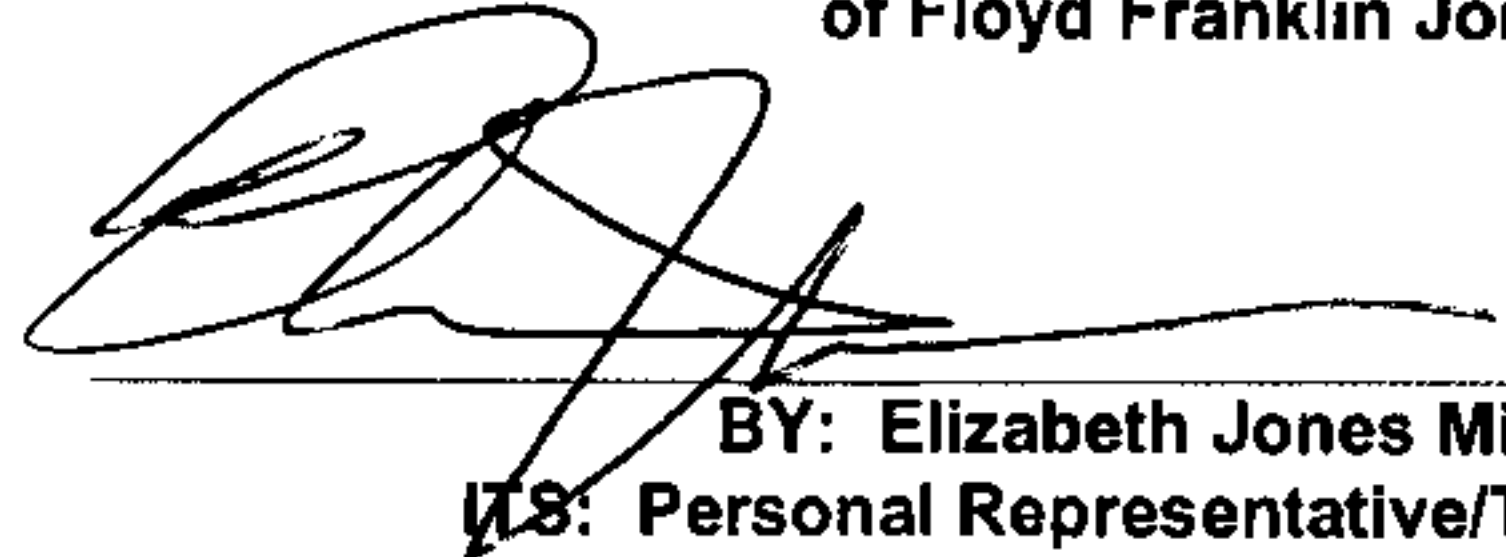
Given under my hand and official seal this 16th day of October, 2017.




Notary Public
My Commission Expires: June 18, 2020

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16 day of October, 2017. IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

Estate of Floyd Franklin Jones, Jr.
and Testamentary Trust created under the will
of Floyd Franklin Jones, Jr.

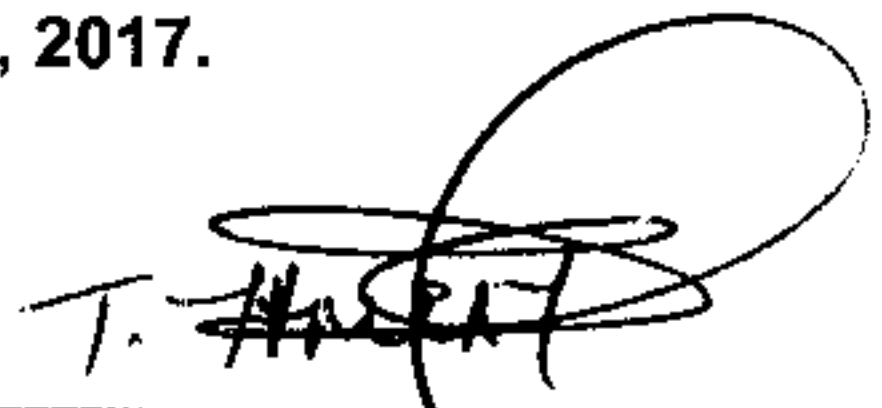
 (Seal)
BY: Elizabeth Jones Missimer
US: Personal Representative/Trustee

STATE OF Georgia
Fulton COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Elizabeth Jones Missimer as Personal Representative of Estate of Floyd Franklin Jones, Jr. and as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr.**, whose name 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 and with full authority as such **Personal Representative and Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2017.




Notary Public
My Commission Expires: Dec 21, 2020

DL

EXHIBIT A

A parcel of land situated in the N 1/2 of the SW 1/4, and the SE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 88°43'59" W a distance of 206.28' to a point in the centerline of a branch, said point being the Point of Beginning; thence continue N 88°43'59" W a distance of 854.13'; thence N 01°23'12" E a distance of 458.13'; thence N 88°33'02" W a distance of 610.90' to a point in the centerline of Copperhead Road (prescriptive right of way); thence N 45°35'55" W along said centerline, a distance of 232.88'; thence N 49°52'52" W along said centerline, a distance of 67.22'; thence N 76°34'16" E and leaving said centerline, a distance of 779.59'; thence N 54°56'35" E a distance of 992.53' to a point in the centerline of a branch; thence along the centerline of said branch the following bearings and distances: S 00°09'43" E a distance of 1,314.80'; S 40°56'40" E a distance of 100.49'; S 28°53'34" E a distance of 64.84' to the Point of Beginning.



20171025000387260 4/5 \$174.50
Shelby Cnty Judge of Probate, AL
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REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Estate of Floyd Franklin Jones, Jr.**

Mailing Address: **see legal description**
city, Alabama, zip code

Date of Sale: **October 17th, 2017**

Total Purchase Price: **\$144,490.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value:

Grantee Name: **David Michael LaRussa**
\$ _____

Grantee Name: **Maranda Kay LaRussa**
Mailing Address: **150 Copperhead Road**
Maylene, AL, 35114

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: 10/17/17

Print: Gilmer T. Summer

☐ Unattested
(verified by)

Sign: Gilmer T. Summer
(Grantor/Grantee/Owner/Agent) circle one

20171025000387260 5/5 \$174.50
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