

Send tax notice to:  
AUTHENTIC BUILDING COMPANY, LLC  
6300 HIGHWAY 17  
HELENA, AL 35080

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2018361

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **PAUL G. LARUSSA and LENA G. LARUSSA**, husband and wife, whose mailing address is: 133 Brookshire Ln Pelham AL 35124 (hereinafter referred to as "Grantors") by **AUTHENTIC BUILDING COMPANY, LLC** whose property address is: 6300 HIGHWAY 17, HELENA, AL, 35080 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 3, Larussa's Addition to Brookshire, Phase 2, in Map Book 47, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat Map Book 47, Page 98.
4. Subject to Covenants, conditions and restrictions as set forth in the document recorded in Book Instrument #1992-12759, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 127, page 397.
6. Easement for ingress and egress as set out in Instrument #1992-12758.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal  
this the 29th day of June, 2018.

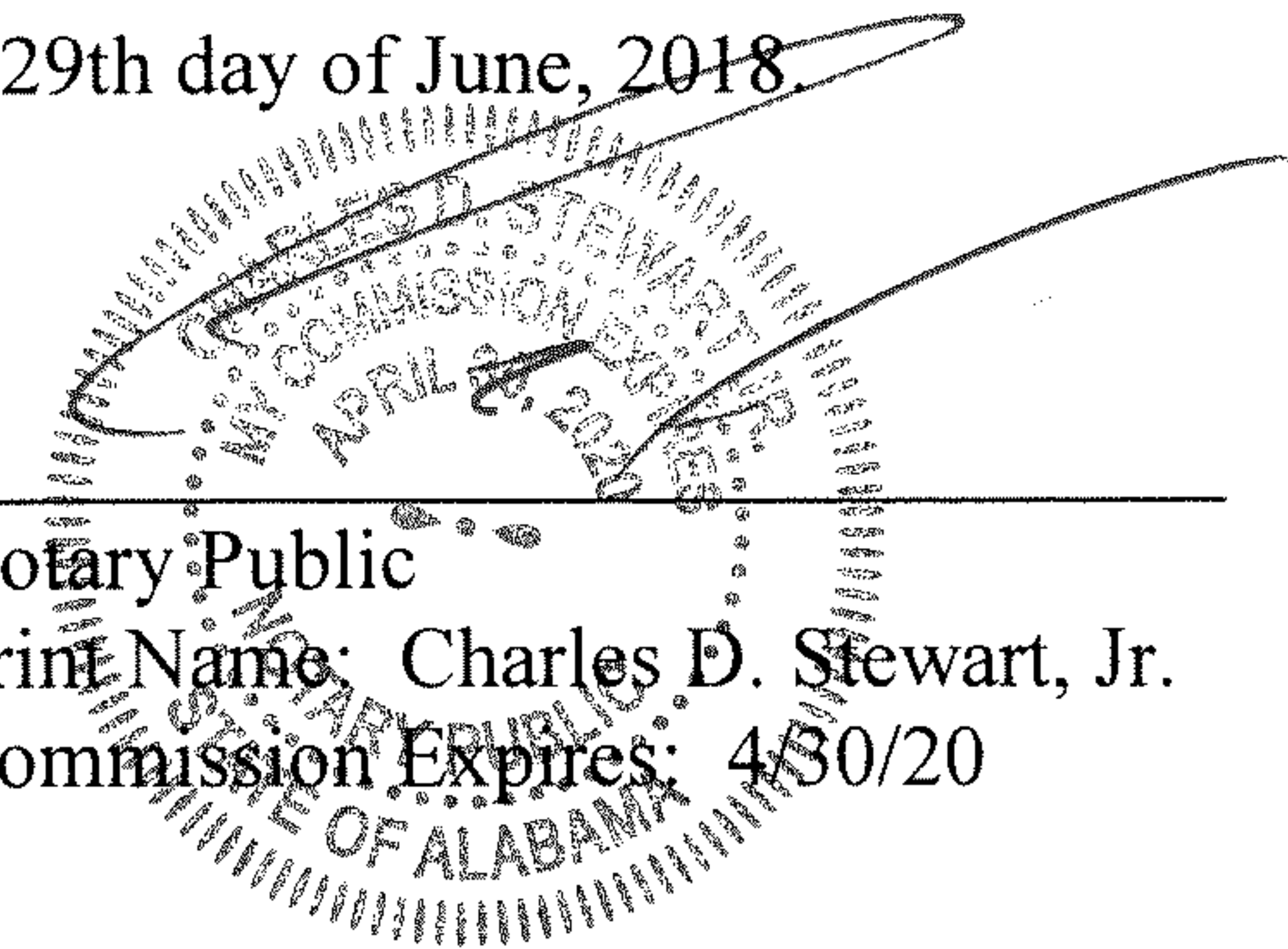
  
\_\_\_\_\_  
PAUL G. LARUSSA

  
\_\_\_\_\_  
LENA C. LARUSSA

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that PAUL G. LARUSSA and LENA C. LARUSSA whose names are signed to the  
foregoing instrument, and who are known to me, acknowledged before me on this day,  
that, being informed of the contents of the said instrument, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2018.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/20/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/02/2018 03:43:08 PM  
\$128.00 CHERRY  
20180702000235250

