

2235

SEND TAX NOTICE TO:

(Name) Paul S. Lusco
4942 Indian Valley Rd.
(Address) _____
Birmingham, Al. 35244

This instrument was prepared by

(Name) Doyle F. Chaney, Attorney at Law

(Address) 2130 Highland Ave., Suite 202 Birmingham, Al. 35205

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY EIGHT THOUSAND and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bernard N. Terranova and wife Ellen A. Terranova
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul S. Lusco and wife Josephine P. Lusco
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 2, in Block 2, according to Survey of Indian Valley, Fourth Sector,
as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County
Alabama.
Situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to:

1988 taxes due October 1, 1988 and subsequent years.

35 foot building set back line from Indian Valley Road as shown on recorded map
of said subdivision.

30 foot drainage easement across said lot as shown on recorded map of said subdivision.

Restrictive covenants and conditions filed for record in Misc. Book 1, Page 207
in the Probate Office of Shelby County, Alabama.

Easements to Alabama Power Company recorded in Deed Book 102, Page 55, and permit
to Alabama Power Company and Southern Bell Telephone and Telegraph Co., recorded in
Deed Book 275, Page 226, in the Probate Office of Shelby County, Alabama.

1. Deed Tax \$ 68.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 4.00
TOTAL 71.50

BOOK 153 PAGE 170

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~~ (we) 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th

day of Sept, 1987.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1987 SEP 30 AM 8:34 (Seal)

Thomas A. Snowden, Jr. (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Bernard N. Terranova (Seal)
Bernard N. Terranova (Seal)
Ellen A. Terranova (Seal)

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Bernard N. Terranova and wife Ellen A. Terranova
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 Sept, A. D., 1987