

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SIX THOUSAND & NO/100---- (\$36,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C. D. Howard and Jerry Lucas, both married individuals (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) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Lucas & Howard Subdivision, as recorded in Map Book 20 page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 724 Wilkerness Rd, Pelham, AL 35124

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS HEREIN, AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 3rd day of January, 1996.

C. D. Howard (SEAL)
C. D. Howard

Jerry Lucas (SEAL)
Jerry Lucas

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. D. Howard and Jerry Lucas, both married individuals 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 bore date.

Given under my hand and official seal this 3rd day of January A.D., 1996

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/0/00

Inst # 1996-00405
Notary Public

01/05/1996-00405
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
C01 SNA 44.50

Inst # 1996-00405