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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JIMMY A. MADISON  
97 SWEET GUM DRIVE  
CHELSEA, AL 35043

Inst # 2001-49220  
11/14/2001-49220  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 24.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED EIGHT THOUSAND FIVE HUNDRED and 00/100 (\$208,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KEITH R. LUSCO and ANN M. LUSCO, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JIMMY A. MADISON and ANGELA K. MADISON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 11, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, AS RECORDED IN MAP BOOK 18, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 35 FOOT BUILDING SETBACK LINE FROM SWEET GUM LANE AND FROM BEECH CIRCLE AND 10 FOOT EASEMENT ALONG REAR OF SAID LOT AS SHOWN ON RECORDED MPA OF SAID SUBDIVISION.
3. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #1994-24553.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 102, PAGE 157; DEED BOOK 142, PAGE 246 AND DEED BOOK 306, PAGE 398.
6. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 135 PAGE 424.

7. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTEREST IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

\$198,050.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, his, her, or 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KEITH R. LUSCO and ANN M. LUSCO, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of October, 2001.

  
\_\_\_\_\_  
KEITH R. LUSCO

  
\_\_\_\_\_  
ANN M. LUSCO

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEITH R. LUSCO and ANN M. LUSCO, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of October, 2001.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.01

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