

This Instrument Was Prepared By:

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Birmingham, Alabama 35243  
(205) 443-9027

SEND TAX NOTICE TO:

125 Saddle Lake Dr.  
Alabaster, AL 35007

20150513000158720  
05/13/2015 03:50:46 PM  
DEEDS 1/2

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Forty-one Thousand Dollars and 00/100s (\$41000.00)**, the amount which can be verified in Sales Contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Robert M. Payne, a Single Man**, (this does not constitute the homestead property of the Grantor or spouse if applicable) Whose mailing address is 523 Canyon Park Dr. Pelham AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Phillip J. Lusco, Jr. and Suzanne L. Lusco** Whose mailing address 35007 is 125 Saddle Lake Dr. Alabaster, AL (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, the address of which is Vacant Lot to wit:

Lot 24, according to the Survey of Maple ridge Subdivision as recorded in Map Book 37, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.

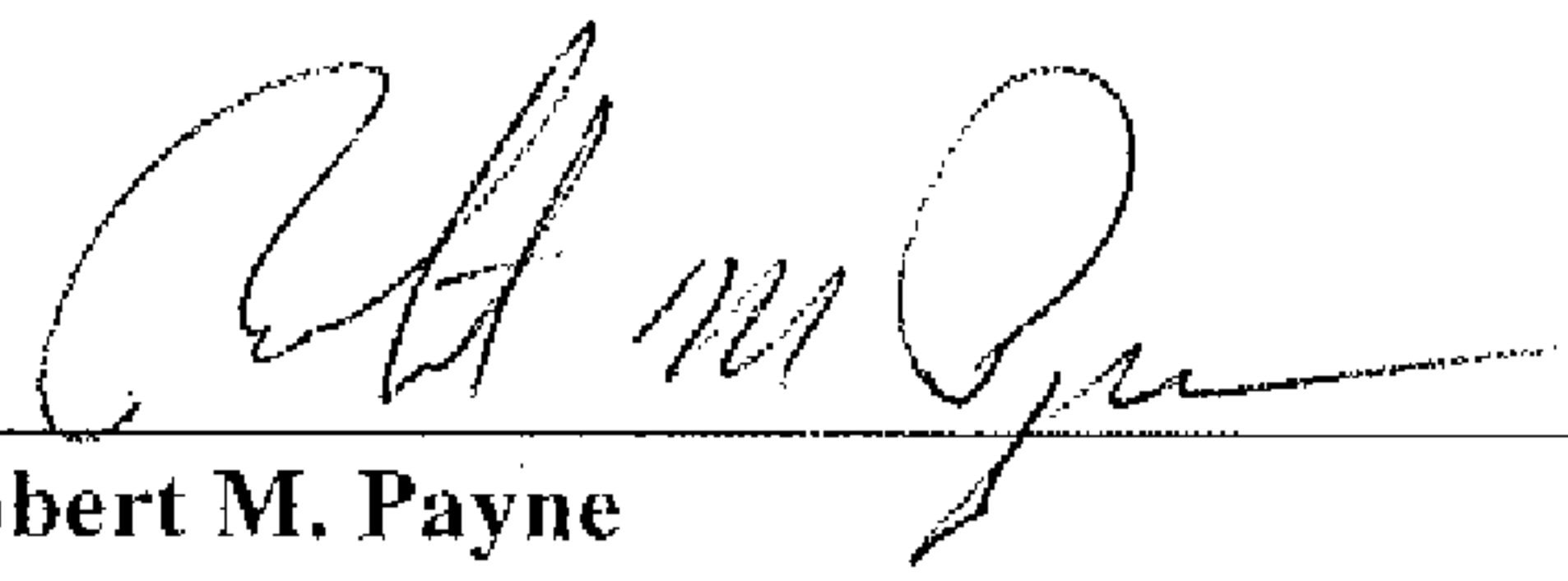
Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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, the undersigned, have hereunto set his/her/their hand(s) and seal(s) this the 8<sup>th</sup> day of May, 2015.

515-1236

  
Robert M. Payne

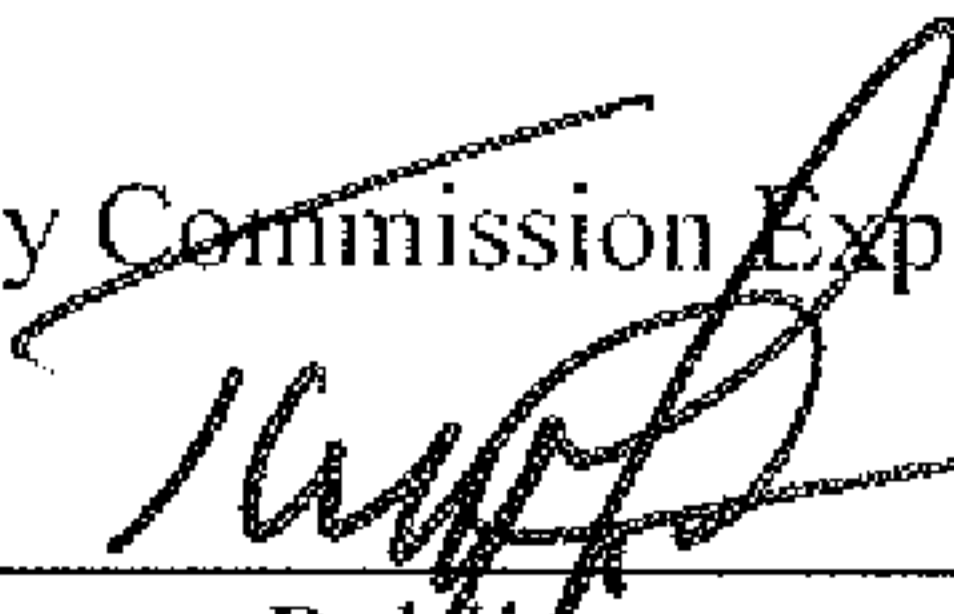
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STATE OF Alabama

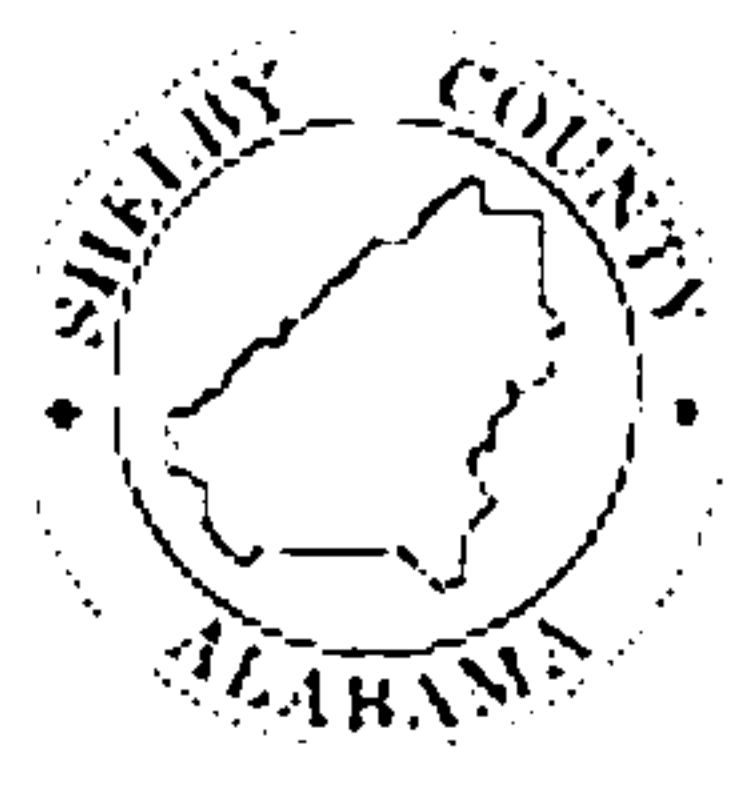
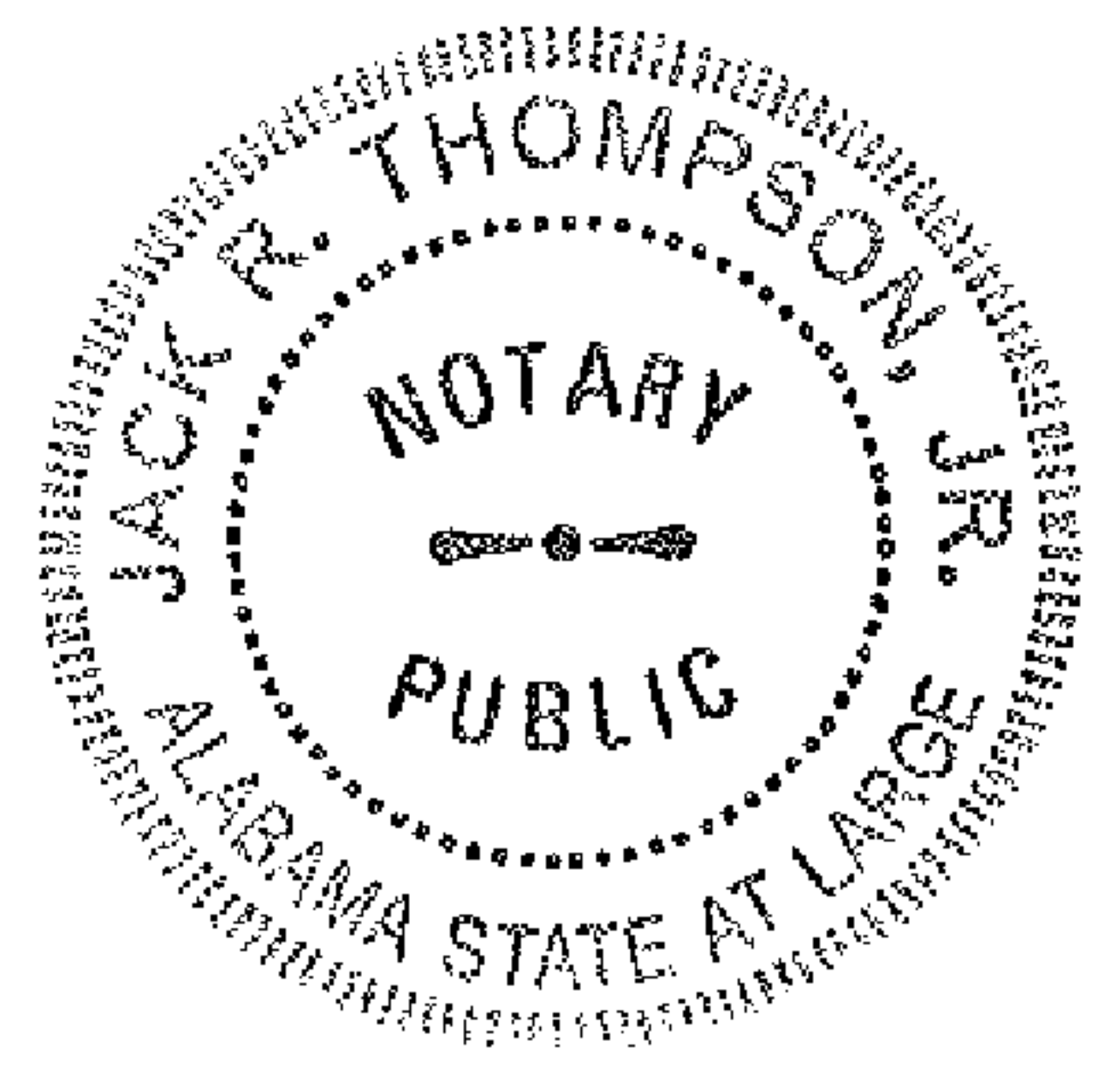
Tetters County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Robert M. Payne** 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 this conveyance she executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 17th day of May 2015.

My Commission Expires: 10/31/2016  
  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/13/2015 03:50:46 PM  
\$58.00 CHERRY  
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