

SEND TAX NOTICE: Larry Lusco

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

310 Overhill Road
Pelham, AL 35124

19810416000042200 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/16/1981 00:00:00 FILED/CERTIFIED

(Address) Suite 820 One Independence Plaza B'ham, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

377
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Four Thousand and no/100----- DOLLARS
and the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Benny W. Smith and wife, Ann Robin Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Lusco and Mary Jo Zito

(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 5, in Block 4, according to the Survey of Oak Mountain Estates
Second Sector, as recorded in Map Book 5, page 76, in the Probate
Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein express and
promise to pay that certain mortgage to Jackson Company as
recorded in Mortgage Book 320, page 916 and assigned to
First Federal Savings & Loan Association of Pittsburg, as
recorded in Misc. Vol. 1, page 255, in said Probate Office,
according to the terms and conditions of said mortgage and
the indebtedness thereby secured.

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 ~~we~~ (we) do ~~for~~ ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~for~~ (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 15th
day of April 81, 19

WITNESS:

Deed Tax 24.00 (Seal)
Dec 1.50
Ind 1.00
26.50
APR 16 1981 03 (Seal)

Benny W. Smith (Seal)
Benny W. Smith

Ann Robin Smith (Seal)
Ann Robin Smith

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
herby certify that Benny W. Smith and wife, Ann Robin Smith
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 15th day of April A. D., 1981

William H. Halbrooks
Notary Public