

(Name) Leo E. Costello

Jefferson Land Title Service Co., Inc.

(Address) 3716 South 5th Avenue, B'ham, AL 35222



AGENTS FOR
Mississippi Valley Title Insurance Company
P. O. BOX 2428 Tel (601) 969 0222
315 TOMBIGBEE STREET JACKSON, MISSISSIPPI

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100-----(\$10.00)-----Dollars

to the undersigned grantor, Sybil Moreland's Citgo, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Phillip 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.

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Part of the N 1/2 of NW 1/4 of Section 25, Township 20 South,
Range 3 West, Shelby County, Alabama, being more particularly
described as follows: Commence at the Northeast corner of the NW
1/4 of said Section 25 and run South 2 deg. 30 min. East along
the East line of said NW 1/4 of Section 25 for a distance of
644.5 feet; thence continue along said East line NW 1/4 of
Section 25 for a distance of 230.0 feet; thence South 89 deg. 45
min. West and run for a distance of 1,401.50 feet to the East
right of way line of the Birmingham-Montgomery (U.S. 31) Highway;
thence North 18 deg. 36 min. West along the East right of way
line of said highway and run for a distance of 200.19 feet to a
point on the South line of the property described in deed to
Ralph Pfeiffer and Arlene Pfeiffer recorded in Deed Book 182,
Page 153 in the Probate Office of Shelby County, Alabama, thence
turn an angle of 106 degrees 47 minutes to the right and run East
along the South line of said Pfeiffer property for a distance of
1,456.04 feet to the point of beginning. Also part of the NE 1/4
of NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby
County, Alabama, more particularly described as follows: From
the northeast corner of said NE 1/4 of NW 1/4 run in a southerly
direction along the east line of said 1/4-1/4 section for a
distance of 874.5 feet to the point of beginning, thence turn an
angle to the right of 90 deg. 41 min., and run in a westerly

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of January 19 84

ATTEST:

[Signature]
Secretary

By *Sybil D. Moreland*
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, *Sybil Moreland* a Notary Public in and for said County in said
State, hereby certify that *Sybil Moreland's Citgo, Inc.*
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, and
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and of
the act of said corporation,

Given under my hand and official seal, this the 28th day of January 19 84

[Signature]

direction for a distance of 1,389.42 feet, more or less, to a point on the northeast right of way line of Highway #31, thence turn an angle to the right of 73 deg. 13 min. and run in a northwesterly direction along said northeast right of way line for a distance of 40.02 feet, which is the southwest corner of the land hereinabove described, thence turn an angle to the right of 198 deg. 21 min. and run in an Easterly direction along the boundary line of the land hereinabove described for a distance of 1401.50 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
see serial 353 -27
1984 JAN 30 PM 12:28
W. Thomas A. Swadlow, Jr.
CLERK OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

2

Return to:

TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$ \$

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company