

1852

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Michael C. Lusco  
4979 Caldwell Mill Lane  
(Address) Birmingham, Alabama 35243

(Name) Frank K. Bynum  
2100 Sixteenth Avenue South  
(Address) Birmingham, Alabama 35205

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY-THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS----\$ 83,900.00

to the undersigned grantor, L & M HOMES, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Michael C. Lusco and Rhonda L. Lusco  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to wit:

Lot 60, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99,  
in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limita-  
tions, if any of record.

\$ 83,040.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo Miskelly  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of February 19 87

ATTEST: L & M HOMES, INC.  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
By Leo Miskelly President

STATE OF Alabama }  
COUNTY OF Jefferson }

1987 FEB 23 AM 10:51

Deed TAX 1.00  
Rec 2.50  
Ind 1.00  
H.50

I, Frank K. Bynum JUDGE OF PROBATE  
State, hereby certify that Leo Miskelly  
whose name as President of L & M Homes, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the  
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13th day of February 19 87

Notary Public