

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:
(Name) Richard C. Shuleva, Attorney
(Address) P.O. Box 1401
Alabaster, AL 35007

Send Tax Notice to:
(Name) Marie Moody
(Address) 1005 Oliver Street
Pelham, Alabama 35124

WARRANTY DEED

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

That in consideration of One Dollar (\$1.00) & other good & valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Phillip J. Lusco and wife, Virginia P. Lusco,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Marie C. Moody,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE1/4 of the SW1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and run North along the East line of said 1/4-1/4 Section 414.59 feet to the SE corner of Lot 10, of Pope's Subdivision of Shady Grove, as recorded in Map Book 4, Page 32, in the Probate Office of Shelby County, Alabama; thence left 89 deg. 12 min. and run West along the South line of said recorded subdivision a distance of 1501.72 feet; thence left 90 deg. 00 min. and run South 100.4 feet to point of beginning; thence right 90 deg. 00 min. and run West 30.0 feet; thence left 90 deg. 00 min. and run South 100.99 feet; thence left 89 deg. 51 min. and run Easterly 390.0 feet; thence left 90 deg. 09 min. and run Northerly 102.01 feet; thence left 90 deg. 00 min. and run West 360.00 feet to point of beginning.

Together with an access easement described as follows:

Commence at the SE corner of the SE1/4 of the SW1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and run North along the East line of said 1/4-1/4 Section a distance of 414.59 feet; thence left 89 deg. 12 min. and run West along the South line of a recorded subdivision known as Pope's Subdivision of Shady Grove, Map Book 4, Page 32, Shelby County, Alabama, a distance of 1501.72 feet to point of beginning; thence continue along last described course 30.0 feet; thence left 90 deg. 00 min. and run South 100.4 feet; thence left 90 deg. 00 min. and run East 30.0 feet; thence left 90 deg. 00 min. and run North 100.4 feet to point of beginning.

This deed was prepared for the purpose of correcting that certain deed recorded in the Office of the Judge of Probate, Shelby County, Alabama, Deed Book 095, Page 173, which incorrectly stated the above legal description.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of July, 19 87

BOOK 138 PAGE 872

STATE OF ALA. SHELBY COUNTY }
I CERTIFY THIS INSTRUMENT WAS FILED
Corrected
1987 JUL -2 AM 9:51 Rec 250
100 (Seal)

James P. Henderson, Jr.
JUDGE OF PROBATE

250 (Seal)
100 (Seal)
350 (Seal)

Phillip J. Lusco (Seal)
Virginia P. Lusco (Seal)

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**

I, the undersigned in said State, hereby certify that Phillip J. Lusco and wife, Virginia P. Lusco, a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 26th day of July, 19 87

James P. Henderson, Jr.