

This instrument was prepared by

(Name) Catherine Knott

(Address) 600 Robert Jemison Road; B'Ham, AL. 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty One Thousand Nine Hundred (\$81,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Strain Homes, Inc.

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

Gigi Lusco and Ken Pitchford

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 39, in Block 1, according to the Map and Survey of Plantation
South, Third Sector, Phase II, as recorded in Map Book 13, Page 89, ~~in the~~
in the Probate Office of Shelby County, Alabama. CL3

\$62,000.00 of the consideration of value was paid on the mortgage
filed simultaneously.

BOOK 304 PAGE 393

1.	20.00
2.	1.50
3.	3.00
4.	1.00
5.	
6.	
Total	26.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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, I _____ have hereunto set MY hand(s) and seal(s), this 30th
day of July, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 AUG -8 PM 12:18

JUDGE OF PROBATE

Charles E. Strain, Pres. (Seal)
Charles E. Strain, President
Strain Homes, Inc. (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Catherine Knott, a Notary Public in and for said County, in said State,
hereby certify that Charles E. Strain
whose name 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 Has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of July A. D., 19 90

Phillip Lusco

Catherine Knott