

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME John L. Cole, Esq.  
P.O. Box 55536  
ADDRESS Birmingham, Al 35255

Mrs. Virginia Lusco

200 Mountain Vista Dr.

Pelham, AL 35124

WARRANTY DEED (Without Survivorship)

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Sixty Thousand Dollars (\$60,000.00)

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

Gerald Wayne Espey, a single male, and Linda D. Espey, a single woman

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

Virginia Lusco

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

Begin at the NE corner of the NW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West; thence run Westerly along the North line of said 1/4-1/4 Section for a distance of 512.24 feet; thence turn an angle to the left of 91 degrees 46 minutes 44 seconds for a distance of 1,260.27 feet to the North right of way of Highway #42; thence turn an angle to the left of 92 degrees 57 minutes 15 seconds and run East along said right of way for a distance of 519.85 feet to the East line of said 1/4-1/4 Section; thence turn an angle of 87 degrees 22 minutes 59 seconds and run North along said East line for 1,217.60 feet to the point of beginning.

Subject to ad valorem taxes for the current tax year.

Subject to easements, restrictions and encumbrances of record

Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 103, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to the City of Coumbiana Gas department's natural gas line and right of access thereto.

09/23/1994-29043  
12:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
68.50

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 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, we have hereunto set our hands(s) and seal(s), this 21st day of Sept., 1994.

(Seal)

(Seal)

(Seal)

GERALD WAYNE ESPEY

LINDA D. ESPEY

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald Wayne Espey, a single male & Linda D. Espey, a single woman 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of Sept. A. D., 1994.

Notary Public.