

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY THOUSAND & NO/100---- (\$250,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, M.E. Hall and wife, Mary Hall (herein referred to as grantors), do grant, bargain, sell and convey unto Paul Samuel Lusco and wife, Phillip J. 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, to-wit:

See legal description attached as Exhibit "A"

Less and except mineral and mining rights not owned by the Grantors.

01/10/1996-00941
02:13 PM CERTIFIED

Subject to the following:

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 261.00

1. Ad valorem taxes.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 136 page 335; Deed Book 143 page 434 and Deed Book 87 page 277 in Probate Office.
3. Right of way granted to Shelby County by instrument recorded in Deed Book 124 page 179 in Probate Office.

GRANTEES' ADDRESS: 200 Mtn Vista Drive, Pelham, AL 35124

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 contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of January, 1996.

M.E. Hall (SEAL)
M.E. Hall

Mary Hall (SEAL)
Mary Hall

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that M.E. Hall and wife, Mary Hall 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January A.D., 1996.

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

[Signature]
Notary Public

st # 1996-00941

Inst # 1996-00941

01/10/1996-00941

02:13 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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~~EXHIBIT "A"~~

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 3 West, described as follows: Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 2, and go South 01 deg. 45 min. 52 sec. East along the East boundary of said 1/4 1/4 Section for 49.54 feet to the Southeast corner of Lot 11, of the Meadow Green Subdivision, as recorded in Map Book 6 page 59 in the Probate Office of Shelby County, Alabama, being the point of beginning; thence North 89 deg. 17 min. 30 sec. West along the South boundary of said Subdivision for 1330.27 feet to the East boundary of Highway 119; thence South 01 deg. 09 min. 00 sec. East along said East boundary for 555.24 feet; thence North 89 deg. 48 min. 13 sec. East for 420.00 feet; thence South 01 deg. 21 min. 15 sec. East for 210.00 feet to the North boundary of Highway No. 22; thence South 89 deg. 37 min. 00 sec. East along said North boundary for 308.47 feet to the beginning of a curve to the right having a central angle of 30 deg. 33 min. 50 sec. and a radius of 1210.31 feet; thence Easterly along said curve for 645.63 feet to the East boundary of said 1/4 1/4 Section; thence North 01 deg. 45 min. 52 sec. West along said East boundary for 922.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of above described property which lies between existing fence, as shown on the survey of James A. Riggins, dated February 22, 1988, along the Easterly boundary of said property and the East property line as described above.

James A. Riggins