

SEND TAX NOTICE TO:

Mr. & Mrs. John B. Lusco
628 Forest Hills Road
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

Inst # 2001-22525

06/04/2001-22525
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 83.00

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SIXTY-EIGHT THOUSAND, SIX HUNDRED, TWENTY-FIVE AND NO/100...(\$168,625.00) Dollars**, to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **VICTOR J. DEJOHN, III and MELANIE C. DEJOHN, Husband and Wife, (herein referred to as grantors)**, do grant, bargain, sell and convey unto **JOHN B. LUSCO and CHARLOTTE A. LUSCO (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 49, according to the Map of Forest Hills, 2nd Sector, recorded in Map Book 21, page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:


1. Property taxes for 2001 and subsequent years, not yet due and payable.
2. All Building Setback Lines, Easements, Restrictions, and Rights-of-Way of record
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto; including release of damages, as recorded in Deed Book 355, page 136 and Real Volume 7, page 887.

\$100,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 30th day of May, 2001.


_____(Seal)
VICTOR J. DEJOHN, III

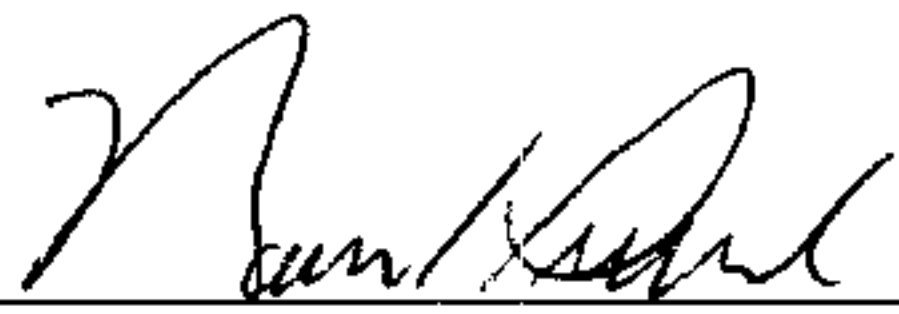

_____(Seal)
MELANIE C. DEJOHN

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **VICTOR J. DEJOHN, III and MELANIE C. DEJOHN, Husband and Wife**, 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.

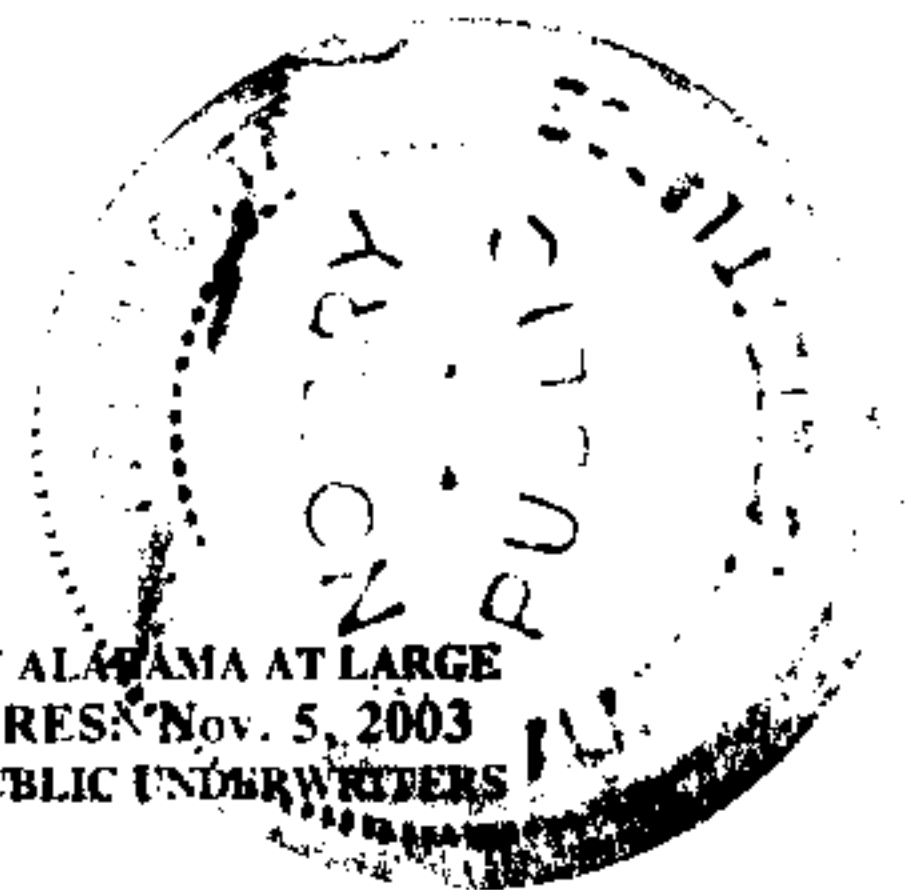
Given under my hand and official seal this 30th day of May, 2001.



Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES Nov. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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