

20080109000013030 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
01/09/2008 02:50:50PM FILED/CERT

Send Tax Notice to:
Nancy Anna Cox
215 Meadowlark Dr.
Alabaster, AL 35007

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Consideration 10,000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten and No/100 DOLLARS (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt hereof, is hereby acknowledged, I, Gregory W. Lusco, a single man (herein referred to as GRANTOR), does remise, release, quit-claim and convey to Nancy A. Lusco, (herein referred to as GRANTEE), his heirs, successors and assigns, all of my right, title and interest, in and to the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 8, according to the Survey of Meadowview, First Sector, Addition, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama.

Said conveyance is in accordance with that certain divorce settlement agreement in the action styled Nancy A. Lusco v. Gregory Lusco, Case Number DR-07-900134 in the Circuit Court of Shelby County, Alabama.

Conveyance is subject to that certain mortgage recorded in instrument # 20070326000134710 in the amount of \$112,500.00 which Grantee has agreed to assume.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

SCRIVENER ONLY. NO TITLE SEARCH PERFORMED.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, successors and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of November 2007.

Gregory W Lusco (L.S.)
Gregory W. Lusco

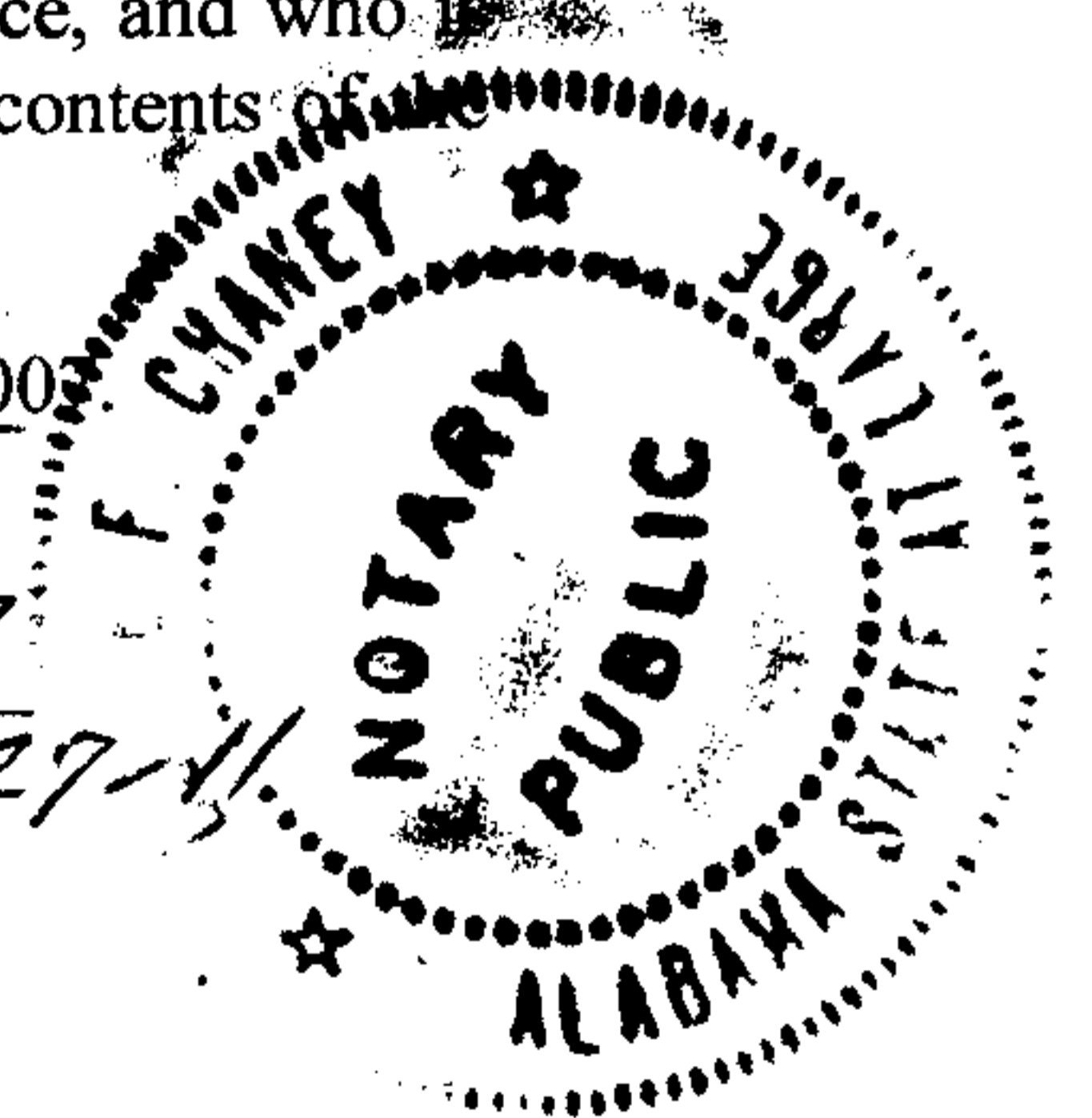
THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Gregory W. Lusco, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed on the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of November 2007.

SEAL

Joyce L. Chaney
My Commission Expires 3-27-11



THIS DOCUMENT PREPARED BY:
David A. Bedgood
140 Bowling Lane
Pelham, Alabama 35124