

SEND TAX NOTICE TO:
John B. Lusco
3712 Cumberland Trace
Birmingham, Alabama
35242

This instrument was prepared by:

Susan J. Watterson, Attorney at Law
265 Riverchase Parkway E., Suite 202 Hoover, AL 35244

**** THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH. ****

WARRANTY DEED, TENANTS IN COMMON

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

I, **JOHN B. LUSCO**, an unmarried man, solely own the property herein described in fee simple absolute, as the surviving grantee of that Warranty Deed recorded in the office of the Shelby County Judge of Probate on the 13th of October 1995, as Instrument # 1995-29242, the other grantee, **CHARLOTTE A. LUSCO**, having died on or about the 8th of July 2013.

That in consideration of Ten and 00/100 (\$10.00) DOLLARS, AND ALL OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned GRANTOR by the GRANTEEES herein, the receipt whereof is acknowledged, I, **JOHN B. LUSCO**, surviving spouse of **CHARLOTTE A LUSCO** (deceased), herein referred to as grantor, hereby grant, bargain, sell and convey unto **LESLIE LEOPARD** and **KEITH LUSCO**, as tenants in common, the following described real estate situated in **SHELBY** County, Alabama to-wit:

A parcel of land situated in the South 1/2 of the SW 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, and run 88 deg. 25 min. 09 sec. East for 1352.36 feet to a point of intersection with the Westerly right of way line of Shelby County Highway No. 55; thence South 27 deg. 41 min. 12 sec. West along the Westerly right of way line of said Highway for 346.85 feet to a point of curve to the left, said curve having a central angle of 1 deg. 04min. 15 sec. and a radius of 1705.02 feet; thence South 26 deg. 28 min. 01 sec. West along arc of said curve for 31.87 feet; thence South 88 deg. 25 min. 09 sec. West for 1165.10 feet to a point of intersection with the West line of said 1/4 1/4 Section; thence North 01 deg. 24 min. 46 sec. West for 330.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. A life estate held by me, **JOHN B. LUSCO**;



20131205000471880 1/3 \$52.50
Shelby Cnty Judge of Probate, AL
12/05/2013 02:36:11 PM FILED/CERT

Shelby County, AL 12/05/2013
State of Alabama
Deed Tax: \$32.50

2. The following restrictive covenants attaching to and running with the land:

(a) No mobile homes or trailers;

(b) Any residential homes shall have a minimum of 1500 square feet excluding the basement;

(c) The property shall not be used for any commercial purpose;

3. All other easements, restrictions, reservations, rights-of-ways, limitations, covenants and conditions of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common, without any survivorship, their heirs and assigns, forever.

And I do for myself and for my heirs, personal representatives, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid that I will and my heirs, personal representatives and administrators shall warrant and defend the same of the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of December 2013.

WITNESS

JOHN B. LUSCO, GRANTOR

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, LuAnn Simonetti Cousins a Notary Public in and for said County, in said State, hereby certify that **JOHN B. LUSCO**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2013.

LuAnn Simonetti Cousins
NOTARY PUBLIC

My commission expires June 28, 2014

20131205000471880 2/3 \$52.50
Shelby Cnty Judge of Probate, AL
12/05/2013 02:36:11 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John B. Lusco

Grantee's Name Leslie Leopard
& Keith Lusco

Mailing Address 3712 Cumberland Trace
Birmingham, AL 35242

Mailing Address 3712 Cumberland Trace
Birmingham, AL 35242

Property Address see deed description

Date of Sale _____

Total Purchase Price _____

or

Actual Value \$ _____

or

Assessor's Market Value \$48,750

2/3 =
32,500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other ☐ Tax Assessor's Market Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address-provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address-provide the name of the person or person to whom interest to property is being conveyed.

Property address-the physical address of the property being conveyed, if available.

Date of Sale-the date on which interest to the property was conveyed.

Total Purchase Price-the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value-if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of the fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility if valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/3/12
Unattested

Sign [Signature]
(verified by)

Print JOHN B. LUSCO

Sign [Signature]
(Grantor) circle one

Form RT-1

20131205000471880 3/3 \$52.50
Shelby Cnty Judge of Probate, AL
12/05/2013 02:36:11 PM FILED/CERT