

Send tax notice to:

PATRICK D. LUSCO  
2941 RIVERWOOD TERRACE  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014301

**WARRANTY DEED**

  
20140709000207290 1/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
07/09/2014 09:27:43 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CAROLINE WHITE LUCAS AND BRIAN LUCAS, WIFE AND HUSBAND **whose mailing address is:**

PO Box 43722, Birmingham AL 35243 (hereinafter referred to as "Grantors") by PATRICK D. LUSCO AND TANYA L. LUSCO **whose mailing address is:** 2941 RIVERWOOD TERRACE BIRMINGHAM, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT D, BLOCK 19, ACCORDING TO THE AMENDED MAP OF RIVERWOOD, FOURTH SECTOR, AS RECORDED IN MAP BOOK 8, AT PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED ONE-HALF OF 1/706 INTEREST IN THE COMMON AREA SET FORTH IN DECLARATION RECORDED IN MISC. BOOK 39, APGE 880. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN ARE OMITTED) PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN MISC. BOOK 39, 880.
3. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN MISC. BOOK 343, PAGE 941.
4. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 48, PAGE 281.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 345, PAGE 661 AND DEED BOOK 220, PAGE 43.
6. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTEREST, IN, TO OR UNDER THE LAND HEREIN DESCRIBED.
7. AGREEMENT REGARDING SEWER SERVICE BETWEEN LANKFORD INVESTMENT COMPANY LTD., AND ALTADENA FOREST APARTMENTS, A PARTNERSHIP, RECORDED IN MISC. BOOK 36, PAGE 549.

\$109,971.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 07/09/2014  
State of Alabama  
Deed Tax: \$2.50

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

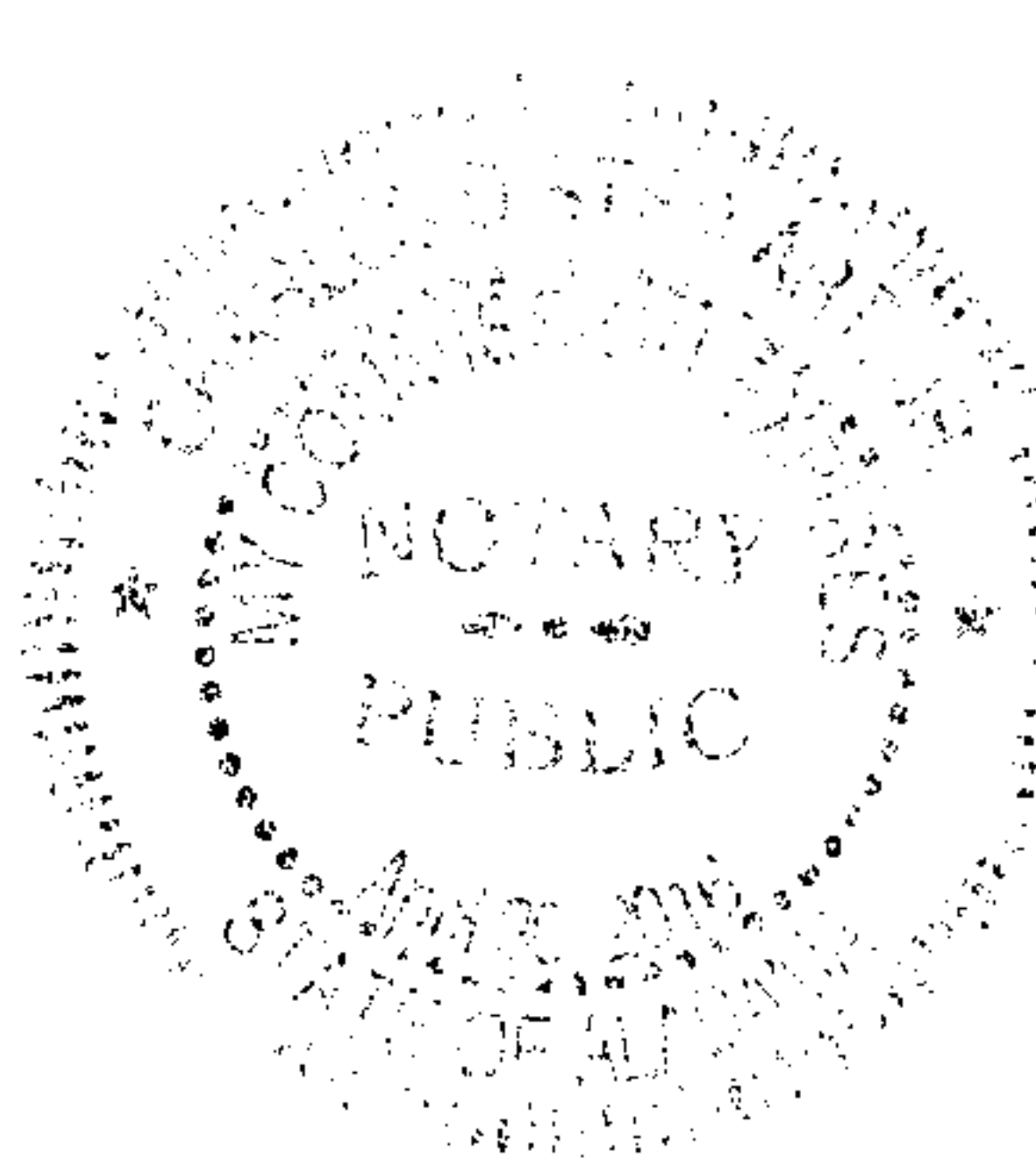
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of June, 2014.

  
CAROLINE WHITE LUCAS  
  
BRIAN LUCAS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROLINE WHITE LUCAS AND BRIAN LUCAS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

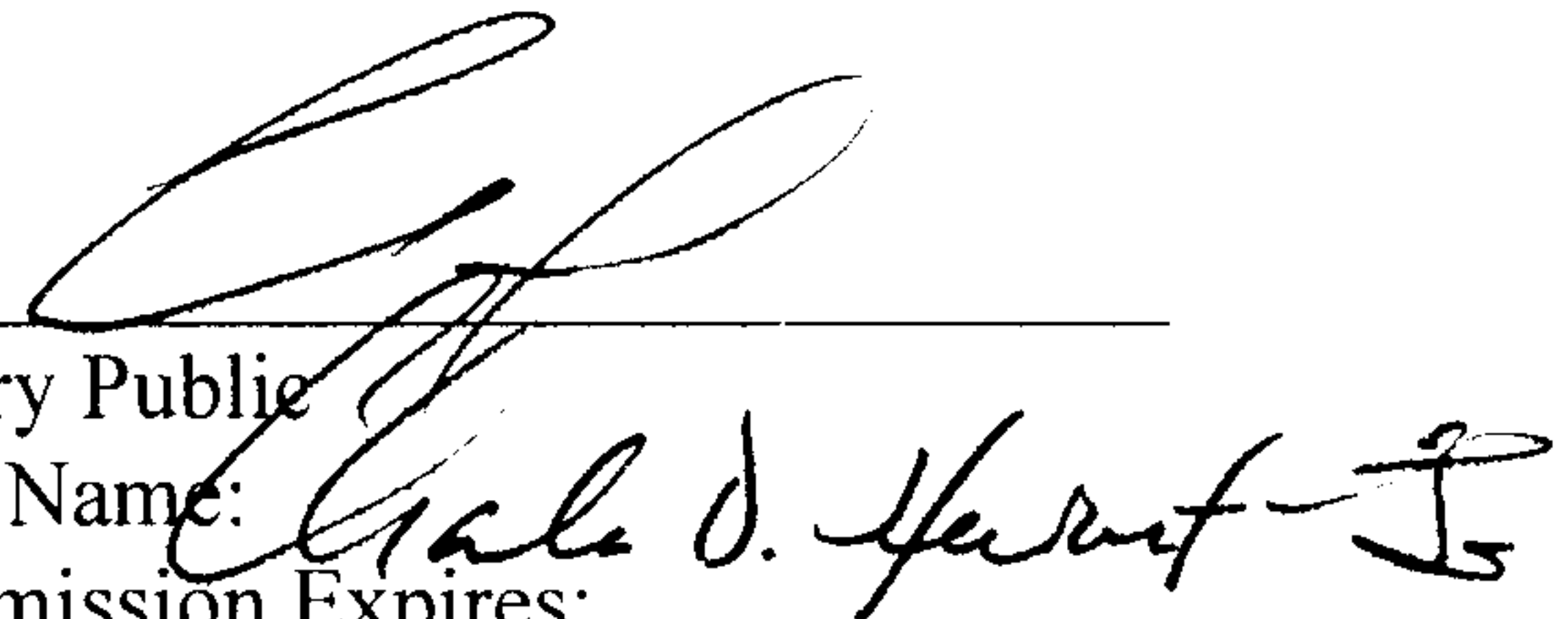
Given under my hand and official seal this the 30th day of June, 2014.



Notary Public

Print Name:

Commission Expires:

  
07-09-16



20140709000207290 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
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