

Send Tax Notice To:
Michael C. Lusco
9004 Eagle Valley Lane
Birmingham, Alabama 35242

20150722000248230 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/22/2015 09:21:03 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

NOW THEREFORE, in consideration of the foregoing and the sum of One Dollar in hand paid by Rita A. Lusco and Michael C. Lusco, devisees of the property hereinafter described and in conformity with and pursuant to the authority of said Decree, we, Rita A. Lusco, Samuel D. Lusco and Michael C. Lusco, as Personal Representatives of the Estate of Dominic R. Lusco, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Rita A. Lusco and Michael C. Lusco, as tenants in common, all of the right, title, interest and estate of Dominic R. Lusco, deceased, in and to the following real estate situated in Shelby County, Alabama, to-wit:

Subject to:

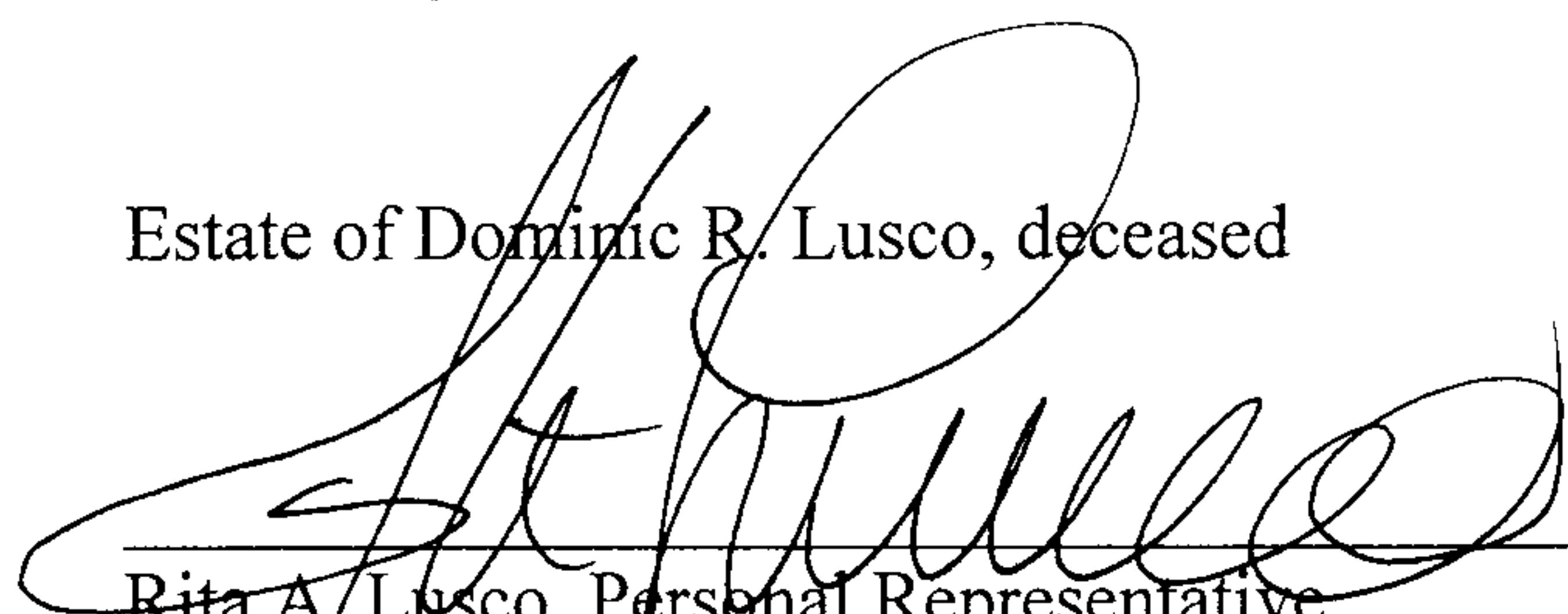
1. Ad Valorem taxes due and payable October 1, 2015.
2. 35 foot building line, 7.5 foot easement on west side and 5 foot easement on north side as shown by recorded map.
3. Restrictions contained in Misc. Vol. 7, page 401, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Vol. 101, page 500 and Vol. 101, page 569, in said Probate Office.

5. Oil, gas, petroleum and sulphur recorded in Vol. 127, page 140, in said Probate Office.
6. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Vol. 281, page 262, in said Probate Office.

TO HAVE AND TO HOLD said property unto the said Rita A. Lusco and Michael C. Lusco, as tenants in common, their successors and assigns in fee simple forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 17th day of JULY, 2015, at Birmingham, Alabama.

Estate of Dominic R. Lusco, deceased


Rita A. Lusco, Personal Representative



Samuel D. Lusco, Personal Representative


Michael C. Lusco, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rita A. Lusco, Samuel D. Lusco and Michael C. Lusco, whose names are signed to the foregoing deed as Personal Representatives of the Estate of Dominic R. Lusco, deceased, and who are known to me, each acknowledged before me on this day that, being informed of the contents of the deed, they executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal, this the 17th day of JULY, 2015.


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Notary Public

My Commission Expires: 6/25/18

Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF DOMINIC LUSCO
Mailing Address 9004 EAGLE VALLEY LN.
B'HAM, AL. 35242

Grantee's Name RITA & MICHAEL LUSCO
Mailing Address 9004 EAGLE VALLEY LN.
B'HAM, AL 35242

Property Address 4614 TECUMSEH LN.
PELHAM, AL. 35124

Date of Sale ^{TRANSFER} JULY 2015
Total Purchase Price \$ _____
or
Actual Value \$ 140,000
or
Assessor's Market Value \$ _____

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

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 persons 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 fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of 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 7-17-2015

Print MICHAEL C. LUSCO

Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1