

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Keith G. Lusk
Cheryl Ann Lusk
504 Waterford Cove Cir.
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-Two Thousand and 00/100 Dollars (\$152,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Edward George Abraham**, a married man and **Michael Jason Abraham**, an unmarried man (herein referred to as Grantors) do grant, bargain, sell and convey unto **Keith G. Lusk and Cheryl Ann Lusk** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 663-A, according to the Survey of Waterford Cove, Sector 3, Phase 2, as recorded in Map Book 34, Page 34, in the Probate Office of Shelby County, Alabama.

Patsy A. Hunt was the surviving grantee in that certain deed dated September 30, 2005, recorded in Instrument #20051011000529920, in the Probate Office of Shelby County, Alabama; the other grantee, James Hunt having died on or about the 25th day of August, 2012.

This property is not the homestead of Edward George Abraham nor the homestead of his spouse.

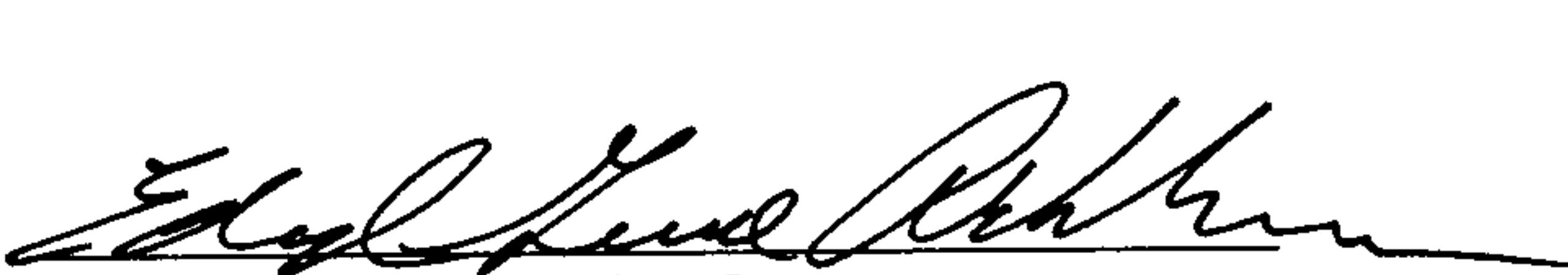
\$132,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 herein 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 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 my 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 September 3, 2015.


Edward George Abraham


Michael Jason Abraham

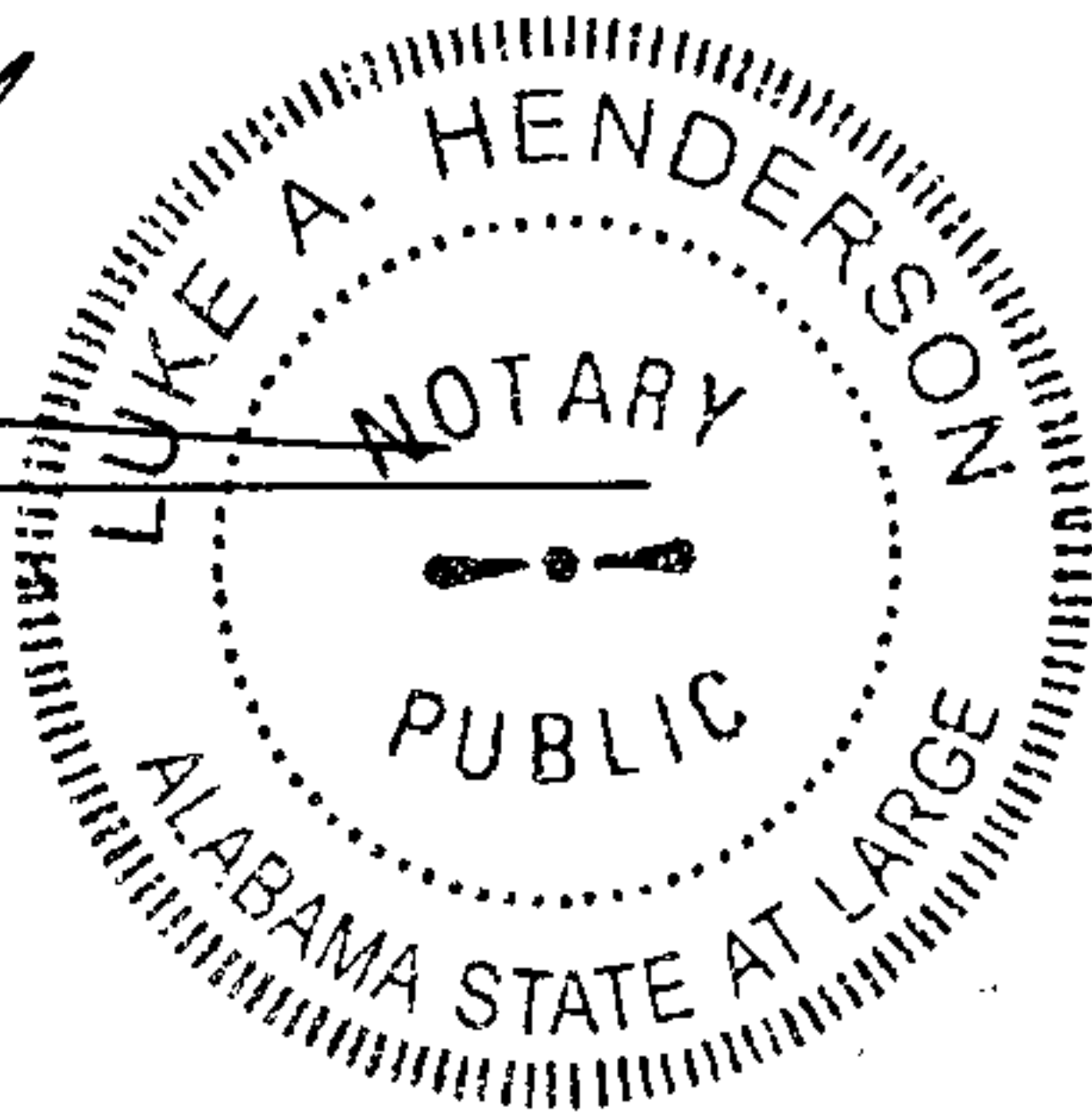
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Edward George Abraham and Michael Jason Abraham 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this September 3, 2015.

My Commission Expires: 7/26/16
Grantor's Address:
601 Emerald Trace Circle
Chelsea, AL 35043
Property Address:
504 Waterford Cove Cir.
Calera, AL 35040


Notary Public




20150916000324890 1/1 \$34.00
Shelby Cnty Judge of Probate, AL
09/16/2015 12:06:41 PM FILED/CERT