

Send tax notice to: Gary W. Clark, 1500 Southern Dr., Birmingham, Al. 35242

This instrument was prepared by Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred ten thousand and no/100 (\$210,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles F. Lusco and his wife Angelina P. Lusco, whose mailing address is:

2054 Blue Heron ; Birmingham, Al 35292

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Gary W. Clark and Emily V. Clark, whose mailing address is:

1500 Southern Dr., Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 1500 Southern Dr., Birmingham, Al. 35242 to-wit:

Lot 38, according to the Survey of Oakridge, Second Sector, as recorded in Map Book 10, Page 50 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantors Charles F. Lusco and Angelina P. Lusco are one and the same persons as Charles Lusco and Angelina Lusco as shown on the Durable Power of Attorney recorded simultaneously herewith.

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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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(s) and seal(s) this 10 day of October, 2018.

Charles F. Lusco (Seal)
CHARLES F. LUSCO

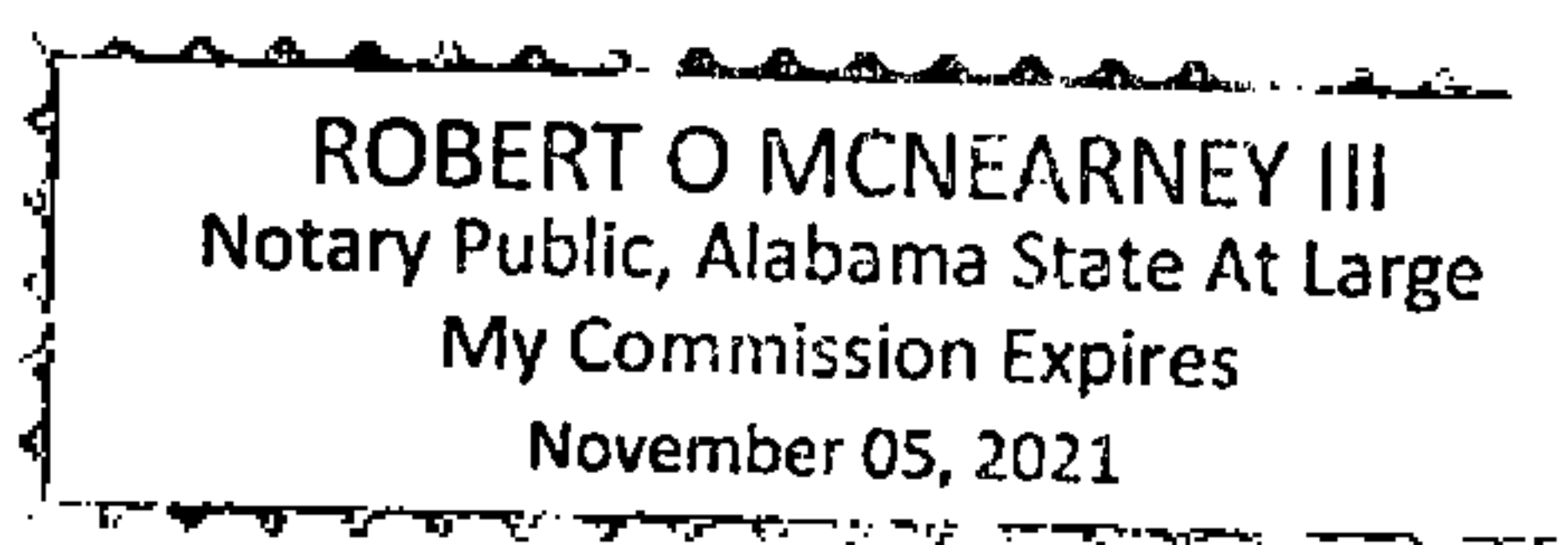
Angelina P. Lusco as an attorney in fact (Seal)
ANGELINA P. LUSCO BY CHARLES LUSCO AS HER
ATTORNEY IN FACT

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Charles F. Lusco, a married man, 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 this the 10 day of October, 2018.

[Signature]
NOTARY PUBLIC
My commission expires:

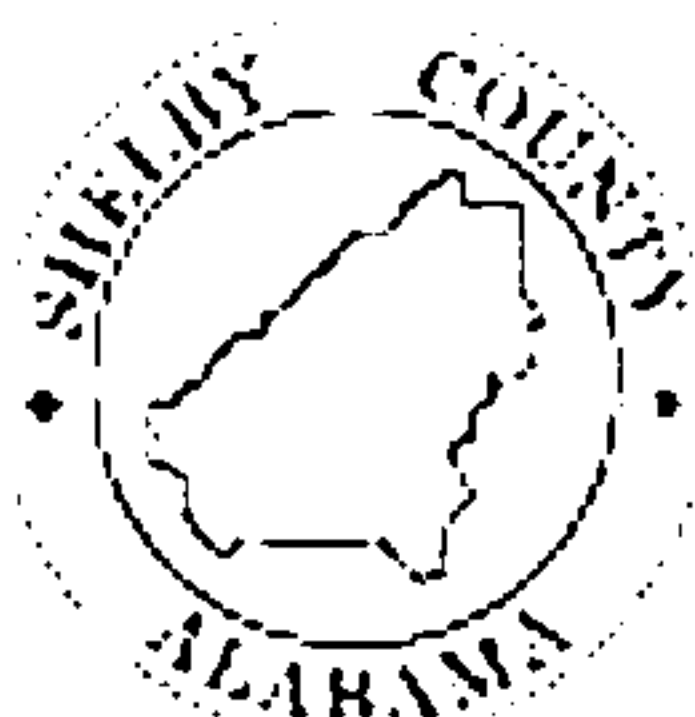
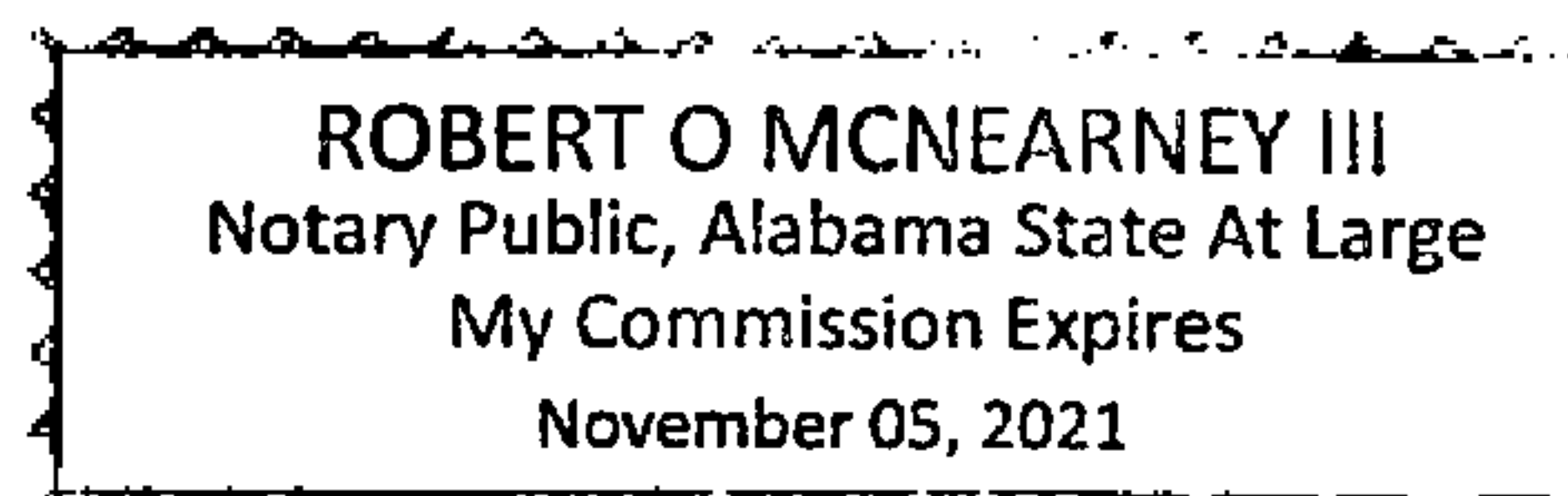


State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Charles Lusco, under Durable Power of Attorney for Angelina Lusco, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he in his capacity as such Agent under Durable Power of Attorney for Angelina Lusco. has executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of October, 2018.

[Signature]
NOTARY PUBLIC
My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2018 01:55:23 PM
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20181010000361350

Allen S. Bayl