

Send tax notice to:
KEITH R LUSCO
249 CAHABA OAKS TRAIL
INDIAN SPRINGS, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020982

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$699,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN DANIEL LEE, AS TRUSTEE OF THE JOHN DANIEL LEE TRUST**, whose mailing address is: 1107 Woodwinds Circle, Hoover AL 35244 (hereinafter referred to as "Grantor") by **KEITH R LUSCO and ANN M LUSCO** whose property address is: **249 CAHABA OAKS TRAIL, INDIAN SPRINGS, AL, 35124** (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 12, according to the Survey of Cahaba Oaks as recorded in Map Book 18, Page 141, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. 10 foot easement along rear lot line as per plat.
3. 5 foot easement along Cahaba Oaks Trail as per plat.
4. Building and setback lines of 40 feet as recorded in Map Book 18, Page 141, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1994-26703, in the Probate Office of Shelby County, Alabama.

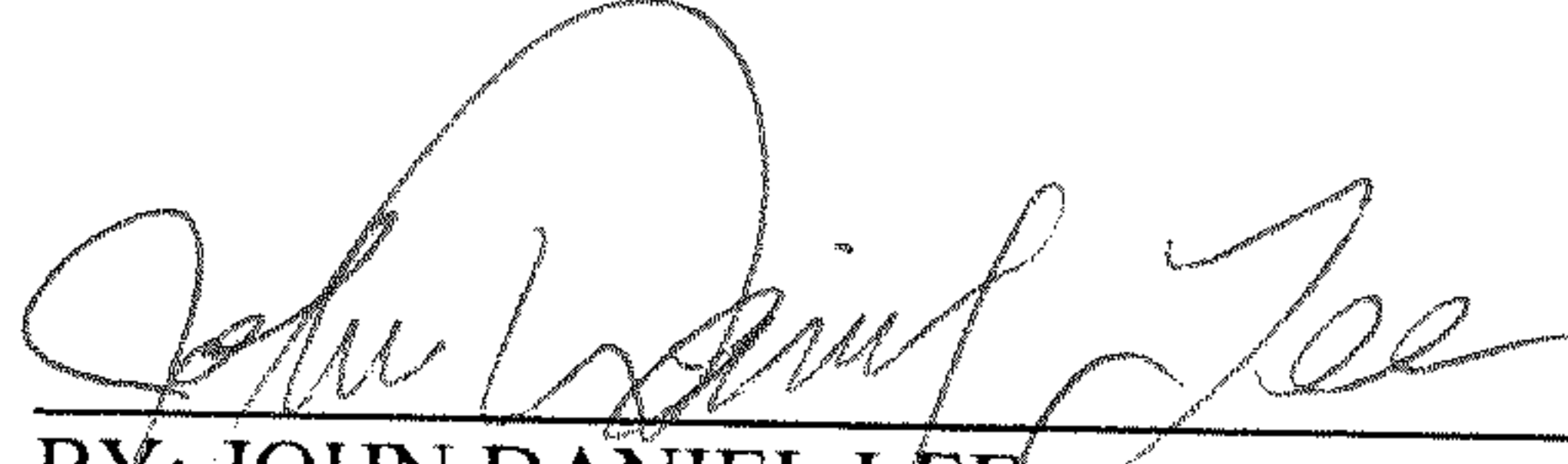
\$548,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the said Grantor, JOHN DANIEL LEE TRUST, by JOHN DANNIEL LEE, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15th day of January, 2021.

JOHN DANIEL LEE TRUST

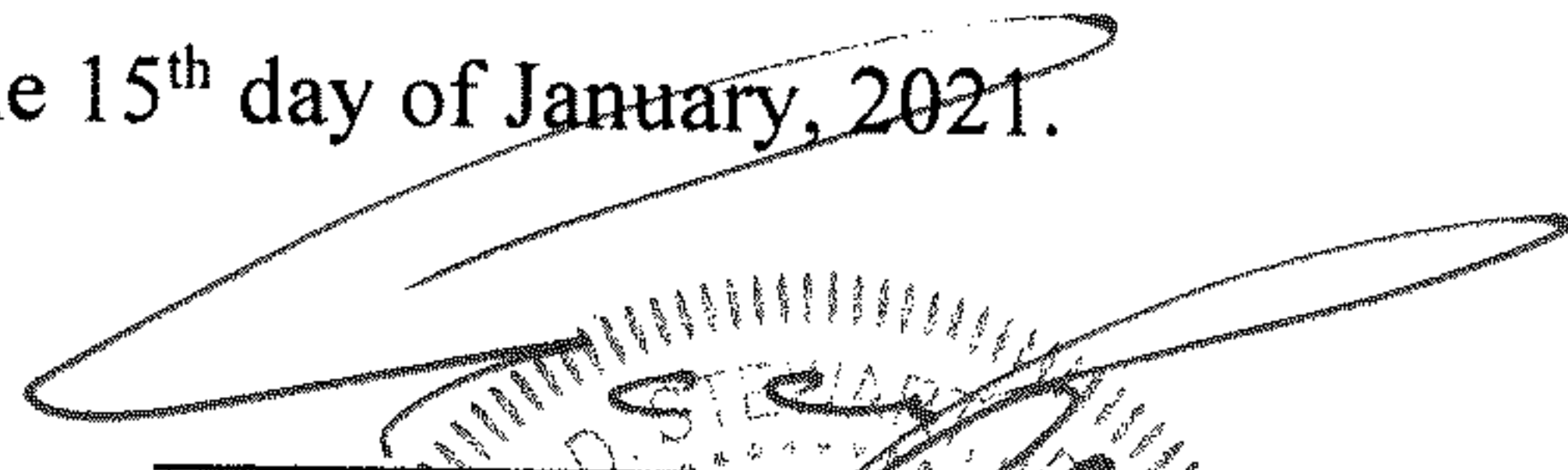

BY: JOHN DANIEL LEE
ITS: TRUSTEE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN DANIEL LEE, whose name as TRUSTEE OF THE JOHN DANIEL LEE TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 15th day of January, 2021.


Notary Public
Print Name: *Charles J. Spackard J*
Commission Expires: *30-24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2021 08:54:23 AM
\$176.50 CHERRY
20210120000029890

Allie S. Beyl