

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Brooke Waldrop Guercio
131 Auburn Road
Indian Springs, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Thirty Thousand And No/100 Dollars (\$430,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Anne L. Kitchens, a married person and George Edwin Lusk, a married person and Susan Florence Lusk Kelley, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brooke Waldrop Guercio (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 15, according to the Survey of Second Addition to Spring Garden Estates as the same is recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Ann L. Kitchens, George Edwin Lusk and Susan Florence Lusk Kelley are surviving grantees of deed recorded in Inst # 20080425000169540. The other grantee, Virginia H. Lusk, having died on or about April 12, 2024.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

Subject to a third party mortgage in the amount of \$408,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27th day of June, 20 24.

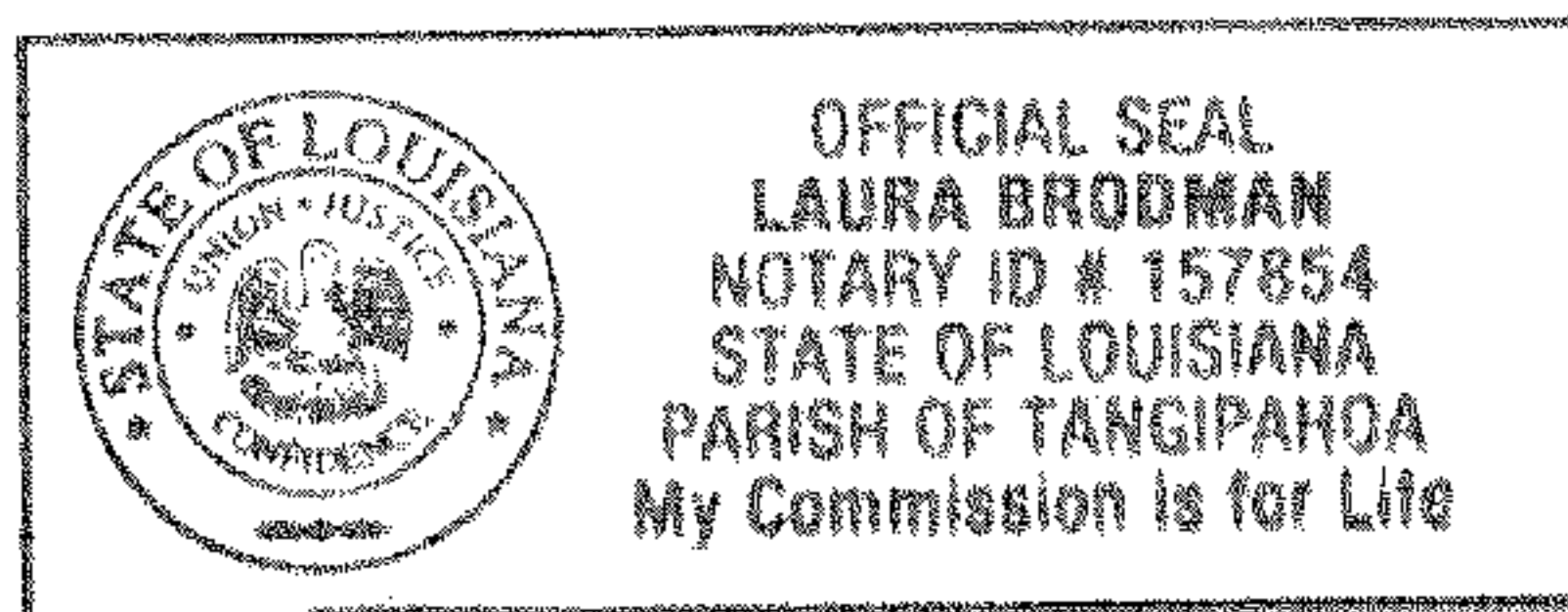
George Edwin Lusk
George Edwin Lusk

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Edwin Lusk whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of June, 20 24.

Laura Brodman
Notary Public
My commission expires: for life



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27th day of June, 20 24.

Anne L. Kitchens
Anne L. Kitchens

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne L. Kitchens, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

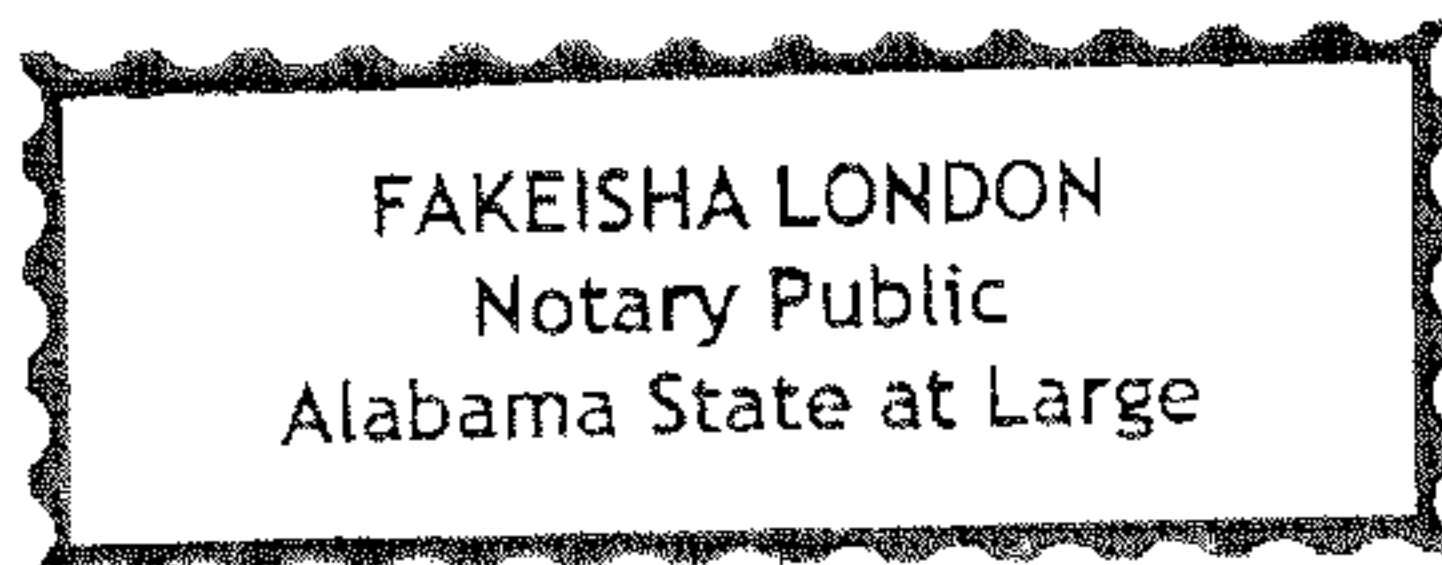
Given under my hand and official seal on this 27th day of June, 20 24.

Fakeisha London

Notary Public

My commission expires:

June 12, 2027



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27th day of June, 20 24.

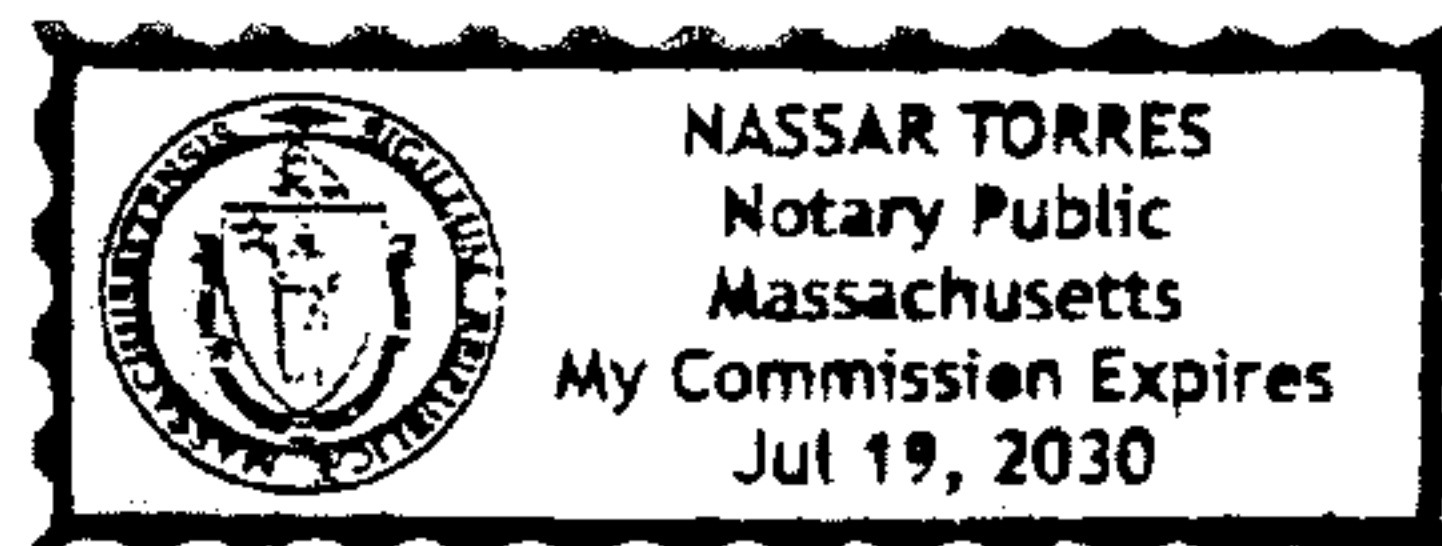
Susan Florence Lusk Kelley
Susan Florence Lusk Kelley

STATE OF Massachusetts
COUNTY OF Suffolk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Florence Lusk Kelley whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of June, 20 24.

Nassar Torres
Notary Public
My commission expires: 7/19/2030



Real Estate Sales Validation Form

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

Grantor's Name Anne L. Kitchens, George Edwin
Lusk, and Susan Florence Lusk
Kelley

Grantee's Name Brooke Waldrop Guercio

Mailing Address 11237 Springwood Dr., SE
Huntsville, AL 35803Mailing Address 131 Auburn Road
Indian Springs, AL 35124Property Address 131 Auburn Road
Indian Springs, AL 35124

Date of Sale June 28, 2024

Total Purchase Price \$430,000.00

or

Actual Value \$ _____

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☐ Appraisal☐ Sales Contract☐ Other: _____☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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: June 28, 2024

Sign

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****07/01/2024 01:22:03 PM****\$56.50 BRITTANI****20240701000196660***Allen S. Bayl*