

Send Tax Notice to:
Robert Ford and Monika Ford

1475 Highway 42
Calera, AL 35040

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-4439**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED TEN THOUSAND AND 00/100 (\$510,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Virginia Perry Lusco and Phillip J. Lusco, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

200 Mountain Vista, Indian Springs Village, AL 35124

by **Robert Ford and Monika Ford (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1475 Highway 42, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1475 Highway 42, Calera, AL 35040**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$510,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

VIRGINIA PERRY LUSCO AND VIRGINIA LUSCO ARE ONE IN THE SAME PERSON BEING GRANTEE IN DEED RECORDED IN INSTRUMENT # 1994-29043.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of June, 2024.

Virginia Perry Lusco by Phillip James Lusco her attorney in fact
Virginia Perry Lusco by Phillip James Lusco, her attorney in fact
Phillip J. Lusco
Phillip J. Lusco

State of Alabama
County of Jefferson

I, Patrick Galloway, a Notary Public, hereby certify that **Phillips James Lusco**, whose name(s) is signed as Attorney in Fact for **Virginia Perry Lusco** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily and in his capacity on the day the same bears date.

Given under my hand this 28 day of June

Patrick Galloway
Notary Public

Patrick Galloway
Printed Name

My Commission Expires:



State of Alabama
County of Jefferson

I, Patrick Galloway, a Notary Public, hereby certify that **Phillip J. Lusco**, 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of June, A. D. 2024

Patrick Galloway
Notary Public

Patrick Galloway
Printed Name

My Commission Expires: 10-4-25

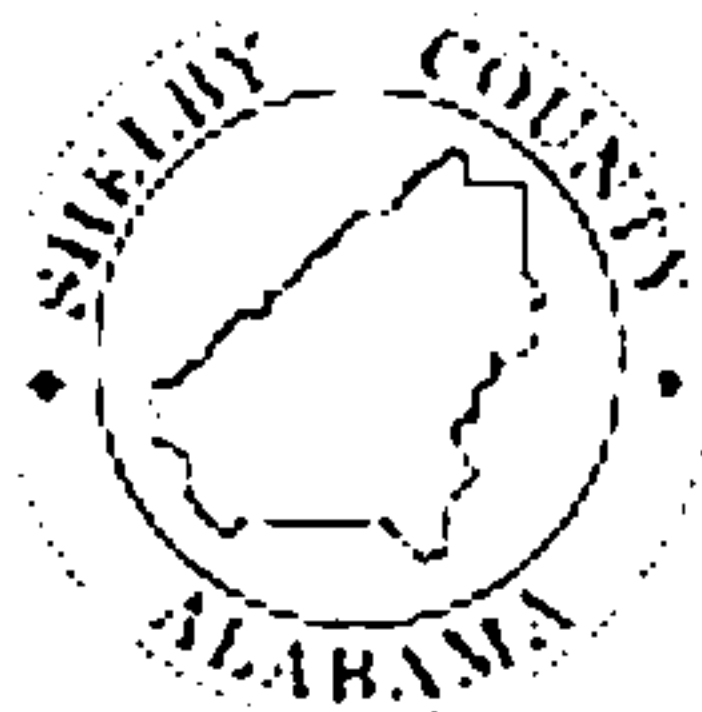


EXHIBIT A

Property 1:

Lot 3, of the Pitchford Subdivision, recorded in Map Book 59, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

Being one and the same property as conveyed to Virginia Lusco by deed from Gerald Wayne Espey and Linda D Espey dated 09/21/1994 filed in Instr#1994-29043, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2024 08:22:27 AM
\$30.00 CHARITY
20240703000201090

Allen S. Bayl