

**WARRANTY DEED**

<b>STATE OF ALABAMA</b>	) <b>SEND TAX NOTICE TO:</b>	<b>THIS INSTRUMENT PREPARED</b>
	) Geneva M. Pitchford as Trustee	<b>WITHOUT BENEFIT OF TITLE</b>
<b>COUNTY OF SHELBY</b>	) 200 Mountain Vista	<b>SEARCH BY: W. Eric Pitts, Esq., W. Eric</b>
	Indian Springs, AL 35124	<b>Pitts, L.L.C. 1109 1st Street South, Alabaster,</b>
		<b>AL 35007. (205) 216-4418. No title opinion</b>
		<b>requested, none rendered.</b>

**KNOW ALL MEN BY THESE PRESENTS** that **Phillip J. Lusco and Virginia P. Lusco, husband and wife**, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$10.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to **Geneva M. Pitchford and Phillip James Lusco, Jr., as Co-Trustees, and not personally**, under the provisions of that certain trust agreement dated the 29th day of October, 2024 and known as the Lusco Revocable Living Trust (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

**A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the Northwest corner of said 1/4 - 1/4 Section, run thence in a Southerly direction along the West line of said 1/4 - 1/4 Section for a distance of 401.85 feet to an iron pin found; thence turn an angle to the left of 88°43'24" and run in an Easterly direction for a distance of 803.43 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue Eastwardly along the same course as before for a distance of 250.00 feet to the West right-of-way line of Shelby County Highway No. 95; thence turn an angle to the right of 97°24'02" and run in a Southerly direction along the West right-of-way line of said Shelby County Highway No. 95 for a distance of 14.46 feet; thence turn an angle to the right of 11°18'36" and run in a Southwesterly direction along said West right-of-way line of said Shelby County Highway No. 95 for a distance of 50.99 feet; thence turn an angle to the left of 11°18'36" and run in a Southerly direction along the West right-of-way line of said Shelby County Highway No. 95 for a distance of 100.00 feet; thence turn an angle to the left of 11°18'36" and run in a Southeasterly direction along the West right-of-way line of said Shelby County Highway No. 95 for a distance of 50.99 feet; thence turn an angle to the right of 97°14'30" and run in a Westerly direction for a distance of 250.00 feet; thence turn an angle to the right of 94°29'04" and run in a Northerly direction for a distance of 200.00 feet to the point of beginning of the parcel herein described.**

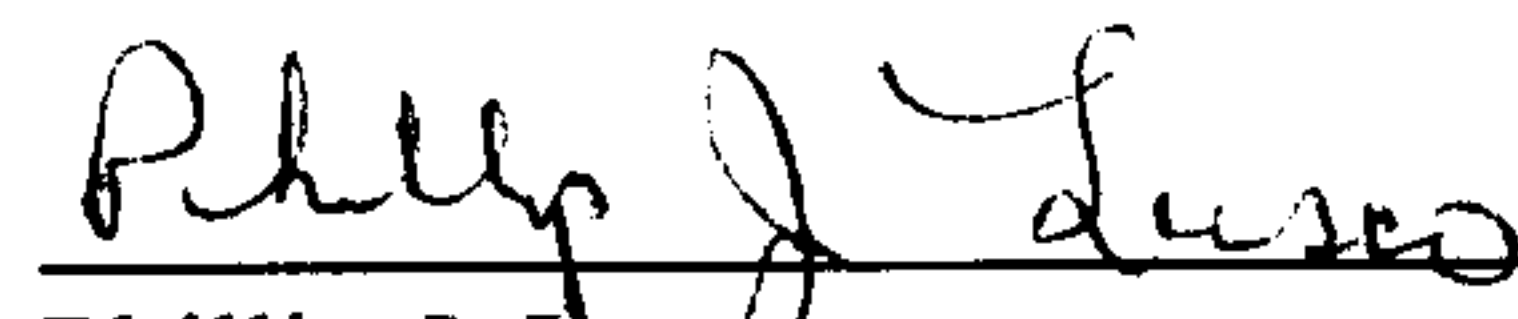
**\*Virginia P. Lusco is one and the same as and also known as Virginia Perry Lusco\***

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, his/her successors and assigns forever.

**GRANTORS DO HEREBY COVENANT**, for themselves, their heirs and assigns, with GRANTEE, his/her successors and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to the said GRANTEE, his/her successors and assigns, forever against the lawful claims and demands of all persons.

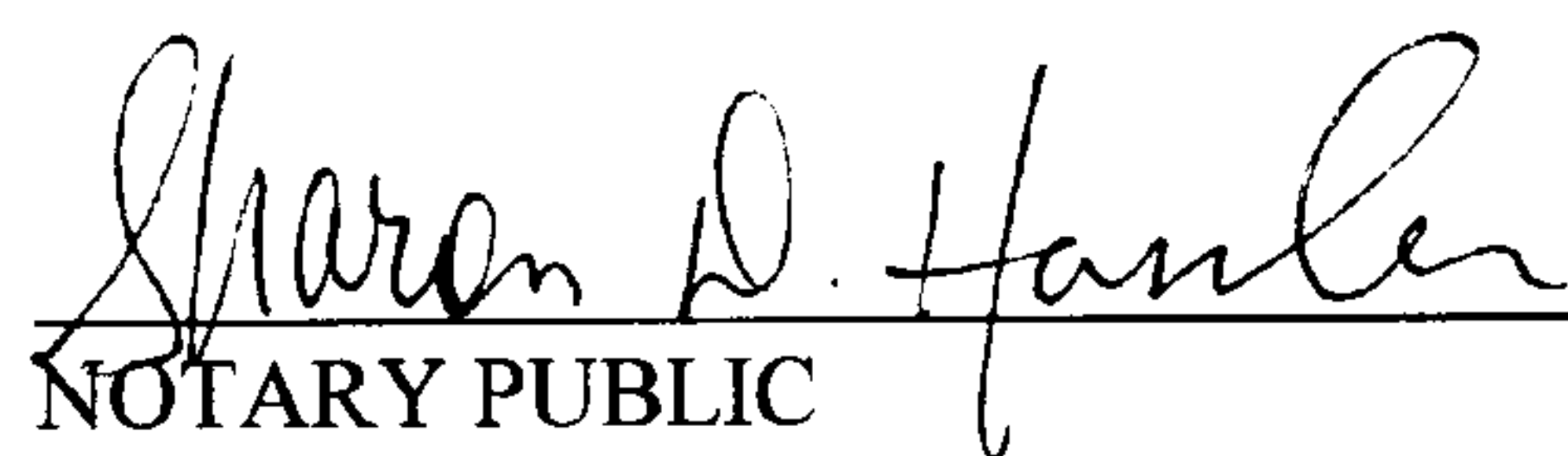
**GRANTORS HAVE HERETO** set their hands and seals on this the 29 day of October, 2024.

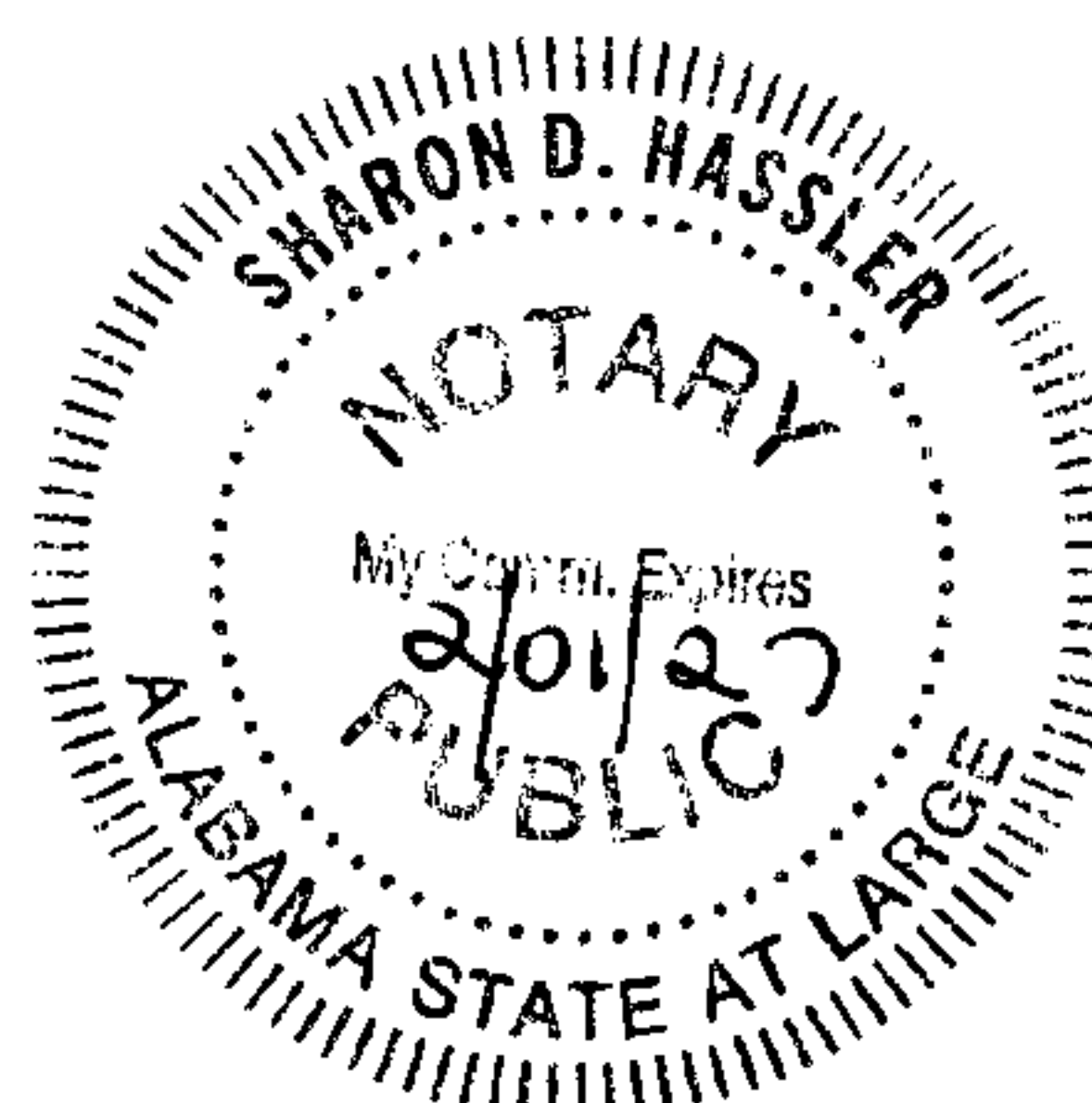
  
Phillip J. Lusco

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Phillip J. Lusco whose name is signed to the foregoing instrument, who is known to me, acknowledged before me on this day that being informed of the contents of the said conveyance, he executed the same on the day and year set forth above.

**GIVEN UNDER MY HAND**, on this the 29<sup>th</sup> day of October, 2024.

  
NOTARY PUBLIC



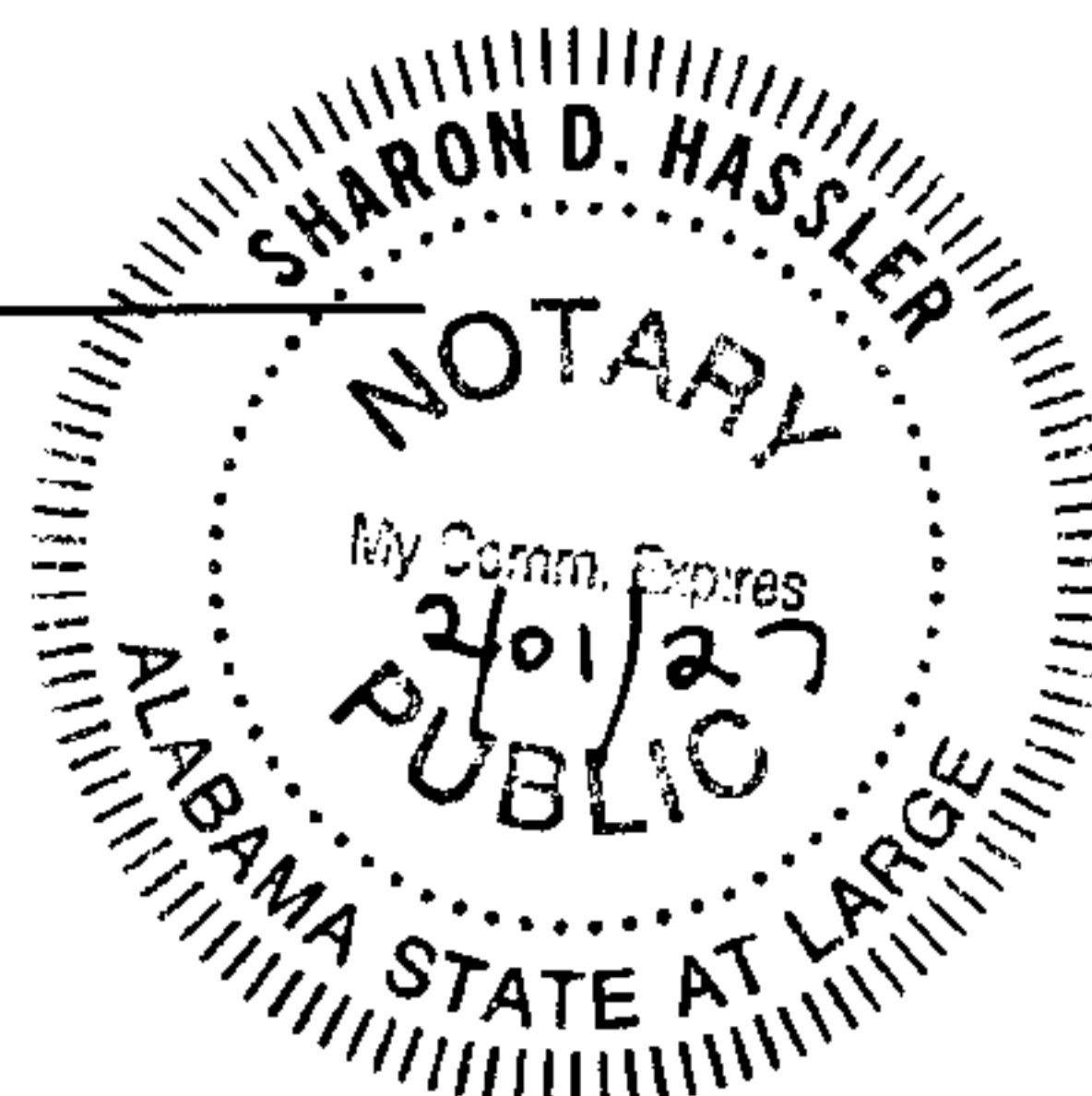
Virginia P. Lusco by Phillip James Lusco as her Agent and  
Virginia P. Lusco by Phillip James Lusco as her Attorney in Fact  
Agent and Attorney in Fact

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Virginia Lusco's name is signed to the foregoing instrument by Phillip James Lusco as her Agent and Attorney in Fact, who being known to me, acknowledged before me on this day that being informed of the contents of the said conveyance, he executed the same voluntarily and as such Agent and Attorney in Fact acting with full authority on the day and year set forth above.

**GIVEN UNDER MY HAND**, on this the 29<sup>th</sup> day of October, 2024.

Sharon D. Hassler  
NOTARY PUBLIC







Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/24/2025 09:05:08 AM  
 \$1053.50 JOANN  
 20250124000023090

### Real Estate Sales Validation Form

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

Grantor's Name Phillip J. Lusco and Virginia P. Lusco  
 Mailing Address \_\_\_\_\_  
200 Mountain Vista  
Indian Springs, AL 35124

Grantee's Name Geneva M. Pitchford and Phillip James Lusco Jr.  
 Mailing Address as Co-Trustees  
200 Mountain Vista  
Indian Springs, AL 35124

Property Address 2693 Hwy 95  
Helena, AL 35080  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 10/29/24  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 1,020,410

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 Tax Appraisal  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 10/29/24

Print W. Eric Pitts

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one