

WARRANTY DEED

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

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:

Lot 3 on the Map of Union Station Commercial Park recorded in Map Book 41, Page 42 in the Office of the Judge of Probate of Shelby County, Alabama.

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.

GRANTOR S 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 29th day of October, 2024.

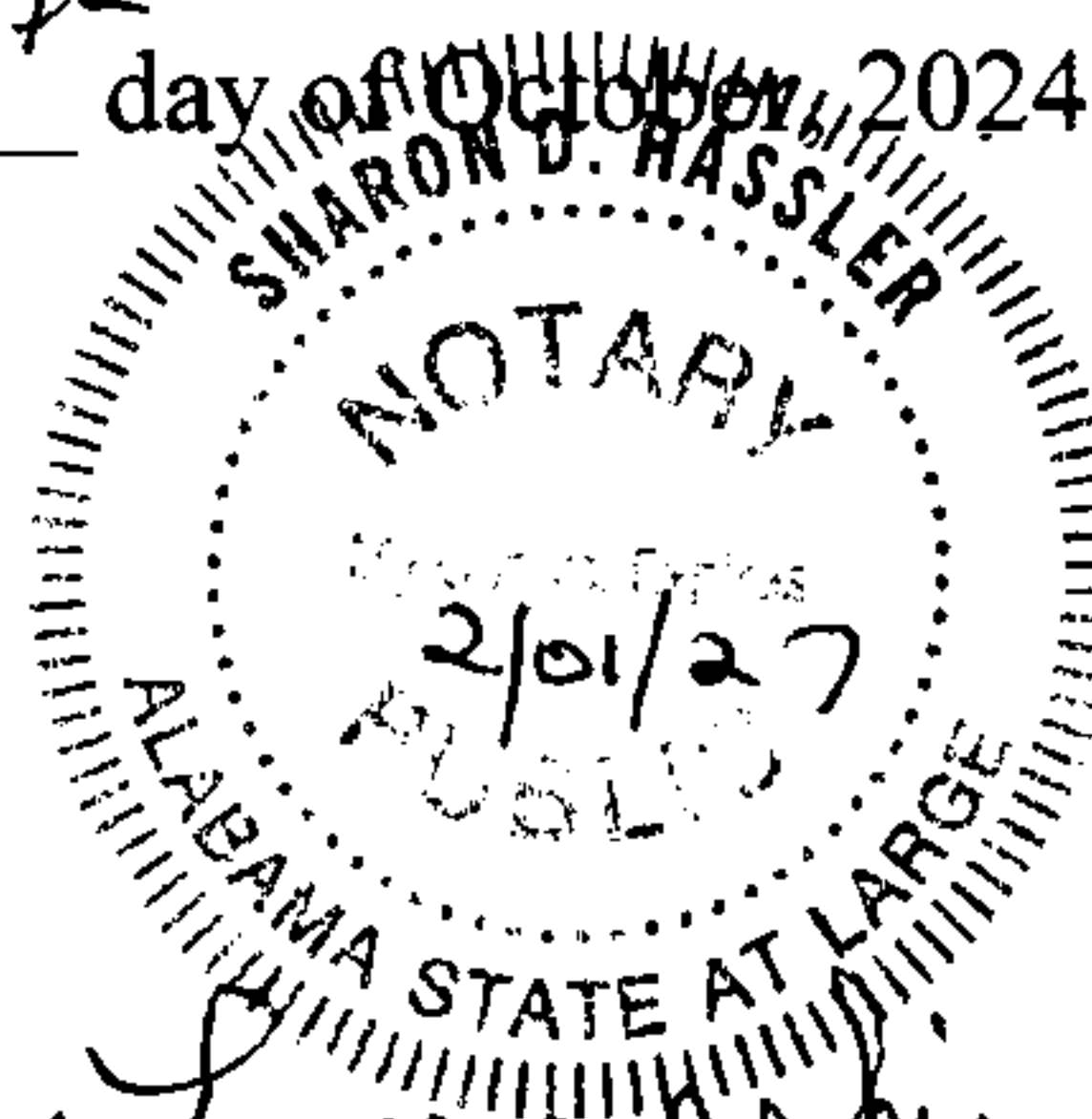
Phillip J. Lusco
Phillip J. Lusco

**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 29th day of ~~October~~ October, 2024.

Sharon D. Hassler
NOTARY PUBLIC



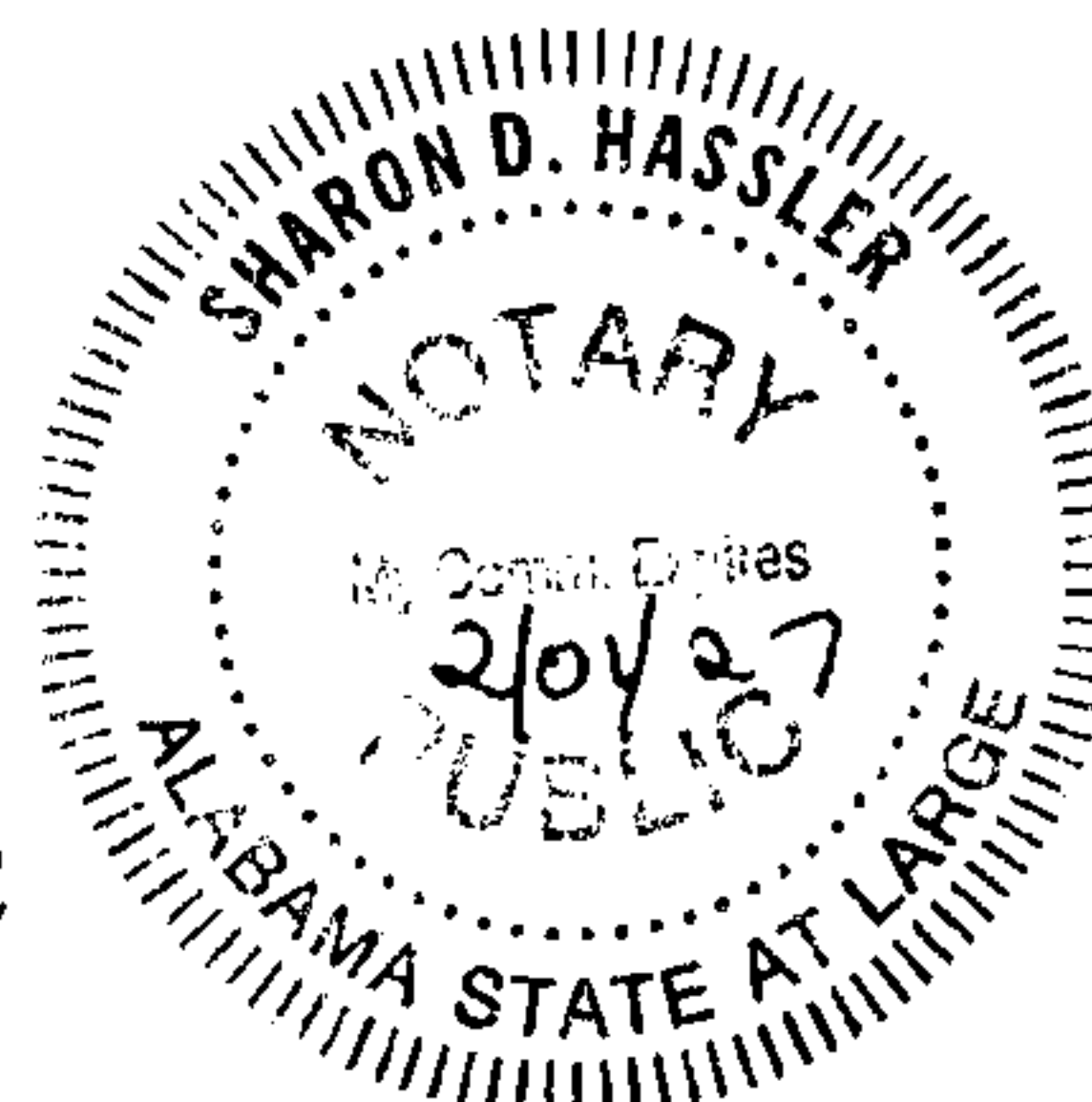
Virginia P. Lusco By Phillip James Lusco as her Attorney in fact
Virginia P. Lusco by Phillip James Lusco as her
Agent and Attorney in Fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Virginia P. 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 29th 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 09:05:09 AM
 \$238.50 JOANN
 20250124000023100

Allen S. Boyd

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 Lot 3 Union Station Commercial Park
Calera, AL 35040

Date of Sale 10/29/24
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 208,300

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Appraisal

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

(verified by)

Sign

W. Eric Pitts
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1