

This instrument was prepared by:  
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Birmingham, AL 35243  
Phone (205) 443-9027

20150121000022610  
01/21/2015 02:10:34 PM  
DEEDS 1/2

Send Tax Notice To:  
Anthony Joseph Lapaglia  
Geradine M. Lapaglia  
153 Grove Hill  
Alabaster, AL 35007

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )  
) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$205,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Marjorie Collins Perkins a single person, , whose mailing address is 1414 Wehapa Lake Cir Leeds, AL 35094 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Anthony Joseph LaPaglia and Geraldine M. LaPaglia, whose mailing address is 153 Grove Hill Alabaster, AL 35007 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 153 Grove Hill Drive, Alabaster, AL 35007; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$210,203.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 16th day of January, 2015.

Marjorie Collins Perkins  
Marjorie Collins Perkins

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Marjorie Collins Perkins, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of January, 2015.

[Signature]  
Notary Public  
Commission Expires: 10/31/2016



EXHIBIT "A"  
Legal Description

Lot 25, according to the Survey of Park Forest, 7th Sector, Phase II, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/21/2015 02:10:34 PM  
\$18.00 CHERRY  
20150121000022610

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".