

20061227000627480 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
12/27/2006 01:28:58PM FILED/CERT

Shelby County, AL 12/27/2006
State of Alabama

Deed Tax: \$30.00

Send tax notice to:

DONALD G. MORGAN
110 CONNEMARA TRAIL
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2006 081

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Thousand and 00/100 and 00/100 Dollars (\$300,000.00) in hand paid to the undersigned, CHARLES GAGLIANO and MARY JO GAGLIANO, husband and wife (hereinafter referred to as "Grantor") by DONALD G. MORGAN (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 38, ACCORDING TO THE SURVEY OF STONEGATE REALTY, PHASE TWO, AS RECORDED IN MAP BOOK 31, PAGE 28 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$270,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 15th day of December, 2006.

Charles Gagliano
CHARLES GAGLIANO
Mary Jo Gagliano
MARY JO GAGLIANO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CHARLES GAGLIANO and MARY JO GAGLIANO, whose names are
signed to the foregoing conveyance and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the instrument signed his/her/their
names on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2006.

Charles D. Stewart Jr.
Notary Public

Print Name:

Commission Expires:

4-13-08

