

THIS DEED IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING
THE GRANTORS NAME

20160524000176280

05/24/2016 08:15:30 AM

DEEDS 1/3

20160804000276130

08/04/2016 08:37:50 AM

CORDEED 1/3

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
ALBERT A. HALLMAN
CLAIRE S. HALLMAN
909 HADDINGTON DALE
PELHAM, AL 35124

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)* to the undersigned Grantors, KENNETH R. DELGRECO and WIFE, NORIKO I. DELGRECO, (hereinafter referred to as Grantors, whose mailing address is 909 HADDINGTON DALE, PELHAM, ALABAMA 35124), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto ALBERT A. HALLMAN and CLAIRE S. HALLMAN, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 305, ACCORDING TO THE FINAL PLAT OF HADDINGTON PARC AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32 PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 909 HADDINGTON DALE, PELHAM, AL 35124

KENNETH R. DELGRECO IS ONE IN THE SAME AS KENNETH R. DELGRECO, JR.

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RESTRICTIONS COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENTS RECORDED IN INSTRUMENT NO 200310010000660230 INSTRUMENT NO 20040130000051430 AND MAP BOOK 32 PAGE 12 IN THE PROBATE OFFICE
5. COVENANT FOR STORM WATER RUN-OFF CONTROL AS SET OUT IN INSTRUMENTS RECORDED IN INSTRUMENT NO 20031060000693510 IN THE PROBATE OFFICE
6. A 15 FOOT BUILDING LINE FROM HADDINGTON DALE AS RECORDED IN MAP BOOK 32 PAGE 12 IN THE PROBATE OFFICE
7. GRANT OF EASEMENT AS SHOWN AND RECORDED IN INSTRUMENT NO 1995-6002 IN PROBATE OFFICE
8. A 5 FOOT EASEMENT ALONG THE FRONT OF LOT AS SHOWN ON RECORDED MAP BOOK 32 PAGE 12 IN THE PROBATE OFFICE
9. NON EXCLUSIVE PRIVATE ROAD EASEMENTS AS SHOWN AND RECORDED IN INSTRUMENT NO 2001-44895 IN THE PROBATE OFFICE

10. AGREEMENT AS RECORDED IN INSTRUMENT NO 2001-49511 AND INSTRUMENT NO 2001-44895 IN THE PROBATE OFFICE
11. ARTICLES OF INCORPORATION OF BALLANTRAE RESIDENTIAL ASSOCIATION INC AS RECORDED IN INSTRUMENT NO 20031003000667760 IN THE PROBATE OFFICE
12. EASEMENT FOR EGRESS INGRESS AND PUBLIC UTILITIES AS RECORDED IN INSTRUMENT NO1999-47153 IN THE PROBATE OFFICE
13. TITLE TO ALL MINERAL WITHIN AND UNDERLYING THE PREMISE TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING THOSE SET OUT IN INSTRUMENT NO 2003101600693510 IN THE PROBATE OFFICE
14. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO 20031016000693510 IN THE PROBATE OFFICE.

\$50,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 20th day of May.


KENNETH R. DELGRECO JR.

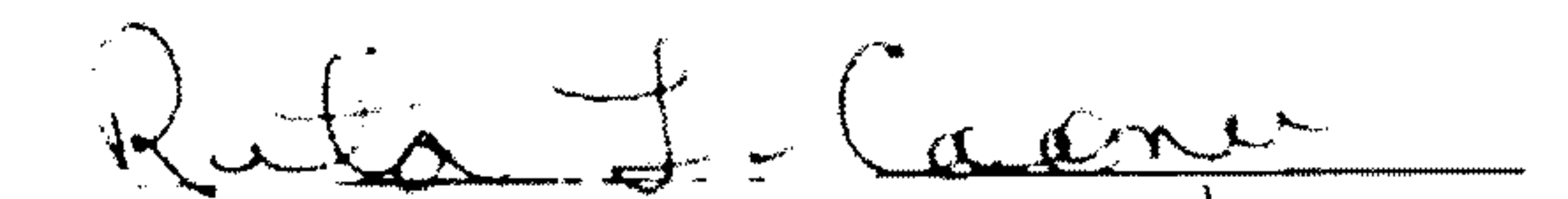

NORIKO I. DELGRECO

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KENNETH R. DELGRECO and NORIKO I. DELGRECO, 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 conveyance, executed the same voluntarily on the day the same bears date.

** JR.

Given under my hand and official seal this 20th day of May, 2016.


NOTARY PUBLIC
My Commission Expires: 7/22/18

Real Estate Sales Validation Form

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

Grantor's Name: KENNETH R. DEUGRECO and NORIKO L. DEUGRECO Grantee's Name: ALBERT A. HALLMAN and
CLAIRE S. HALLMAN
Mailing Address: 909 HADDINGTON DALE Mailing Address: 909 HADDINGTON DALE
PELHAM, AL 35124 PELHAM, AL 35124
Property Address: 909 HADDINGTON DALE Date of Sale: May 20th, 2016
PELHAM, AL 35124
Total Purchase Price: (\$220,000.00)
Actual Value: \$
Or
Assessor's Market Value: \$

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 ☐
Appraisal ☐ Other Tax Assessment ☐
Sales Contract ☐
X 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(d)).

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(d)).

Date: 5/20/16
Unattested

Print: Laura J. Barnes, Closing Attorney

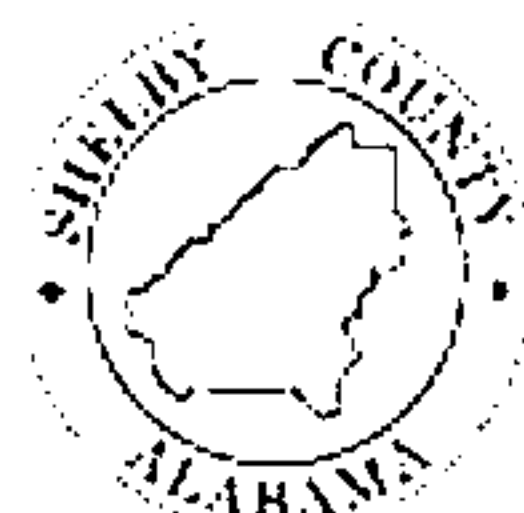
Grantor/Grantee/Owner/Agent (circle one)

Albert A. Hallman
Claire S. Hallman



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/24/2016 08:15:30 AM
\$240.00 DEBBIE
20160524000176280

[Signature]



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/04/2016 08:37:50 AM
\$22.00 CHERRY
20160804000276130

[Signature]