

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Maria G. Hall, Sam E. Gagliano, Jr.

and Judy R. Gagliano

1032 Linkside Drive

Hoover, AL 35242

BHM1700328

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

20170412000123910

04/12/2017 12:52:49 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00)**, the amount which can be verified in the Sales Contract, between the two parties in hand paid to the undersigned **Frank D. Repici and Michelle L. Repici**, husband and wife, whose mailing address is 120 19TH ST. N., APT. 708, BIRMINGHAM, AL 35203, (hereinafter referred to as "Grantors"), by **Maria G. Hall, Sam E. Gagliano, Jr. and Judy R. Gagliano**, whose mailing address is 1032 Linkside Drive, Hoover, AL 35242, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the property address of which is **1032 Linkside Drive, Hoover, AL 35242**, to-wit:

Lot 11A, according to the Survey of Linkside at Greystone Resurvey #1, as recorded in Map Book 17, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$280,478.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, **Frank D. Repici and Michelle L. Repici**, have hereunto set their signatures and seals on April 12, 2017.


Frank D. Repici



Michelle L. Repici

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank D. Repici and Michelle L. Repici**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this April 12, 2017.

(NOTARIAL SEAL)


Notary Public
Print Name: **CAITLIN HARDEE GRAHAM**
Commission Expires: **APR. 14, 2019**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2017 12:52:49 PM
\$43.00 CHERRY
20170412000123910

