

Send tax notice to: Anthony Clay & Karen L. Clay, 320 Fairfax Way, Birmingham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20170706000241010
07/06/2017 04:16:20 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred fifty thousand and no/100 (\$350,000.00) dollars 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

Samuel Gregory Gagliano and his wife Kimberly H. Gagliano, whose mailing address is:

356 Greystone Glen Circle Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Anthony Clay and Karen L. Clay, whose mailing address is:

320 Fairfax Way, Hoover, AL 35242
KCC

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 320 Fairfax Way, Birmingham, AL 35242 to-wit:

Lot 49, according to the Survey of The Glen at Greystone, Sector One, as recorded in Map Book 15, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$361,550.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 3 day of July, 2017.

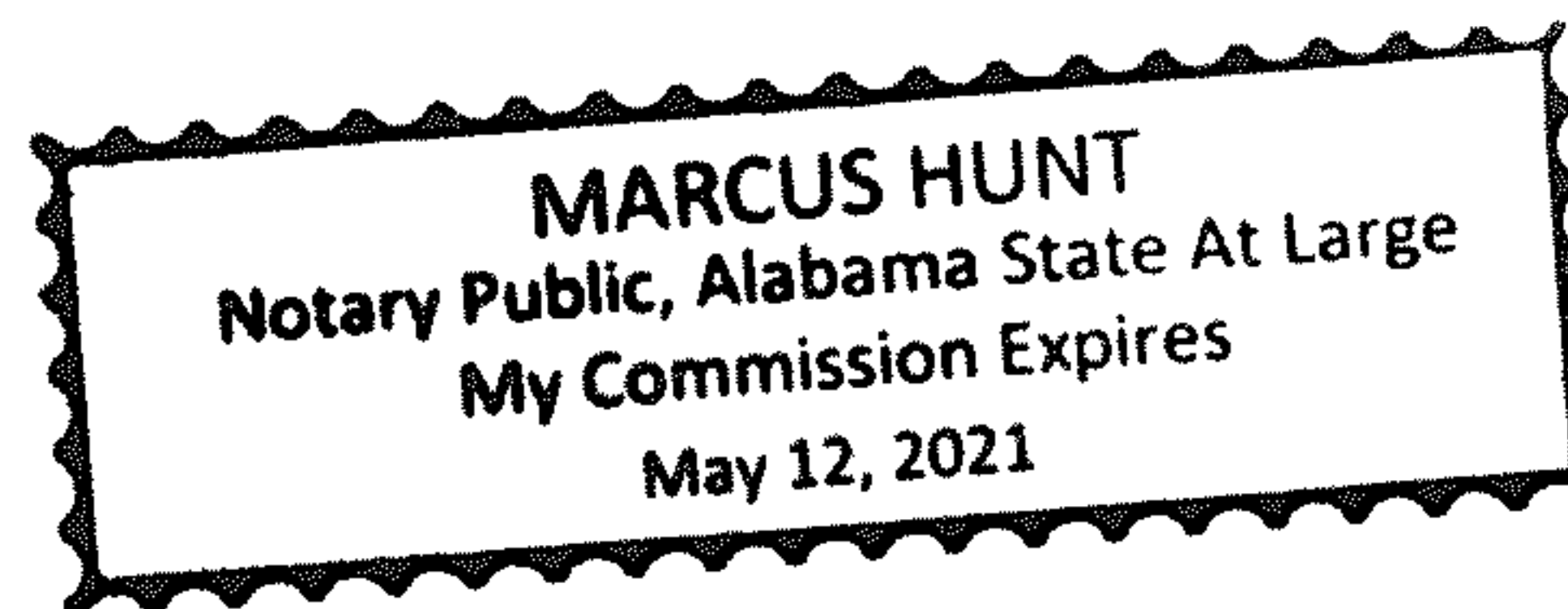
Samuel Gregory Gagliano (SEAL)
SAMUEL GREGORY GAGLIANO
Kimberly H. Gagliano (SEAL)
KIMBERLY H. GAGLIANO

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Gregory Gagliano and his wife Kimberly H. 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 conveyance they have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 3 day of July, 2017.

My commission expires: 5/12/21

[Signature]
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2017 04:16:20 PM
\$19.00 CHERRY
20170706000241010

[Signature]