

This instrument was prepared by:  
Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, Alabama 35216

Send Tax Notices to:  
Nancy Ann D'Anna  
Peter D'Anna  
1313 Highland Lakes Bend  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED  
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Three Hundred Fifty Thousand & no/100 Dollars (\$350,000.00)**, to the undersigned Grantor, **Charles W. Moody Revocable Trust dated August 18, 2017** (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Nancy Ann D'Anna and Peter D'Anna**, as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 526, according to the Map of Highland Lakes, 5<sup>th</sup> Sector, Phase II, an Eddleman Community, as recorded in Map Book 19, Page 3 A & B, in the Probate Office of Shelby County, Alabama.**

**\$319,495.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

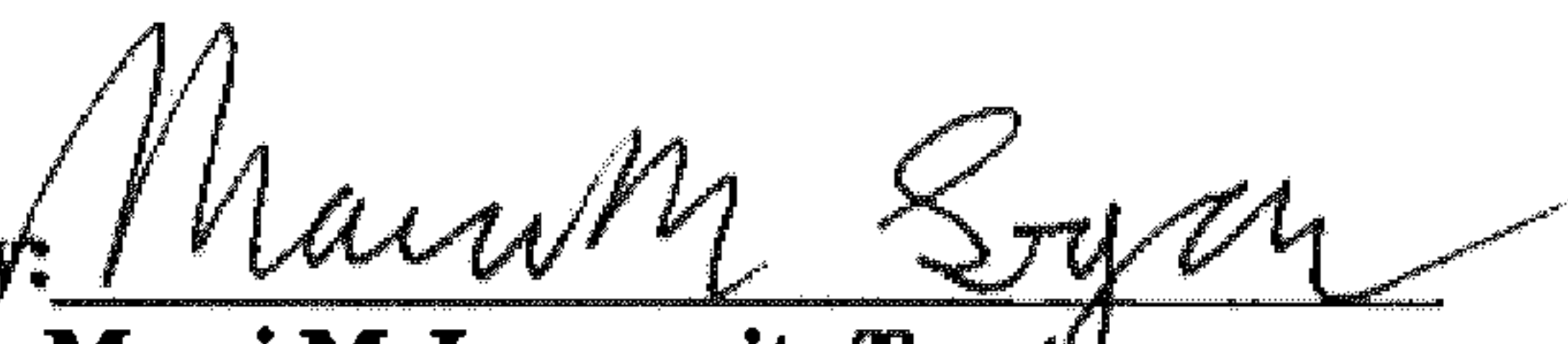
Subject to:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions conditions and reservations of record, if any.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the 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.

IN WITNESS WHEREOF, the said **Charles W. Moody Revocable Trust dated August 18, 2017**, by **Marci M. Logan and Branch Banking and Trust Company**, its Trustees who are authorized to execute this conveyance, has hereto set its signature and seal this the 10<sup>th</sup> day of February, 2020.

**Charles W. Moody Revocable Trust dated August 18, 2017**

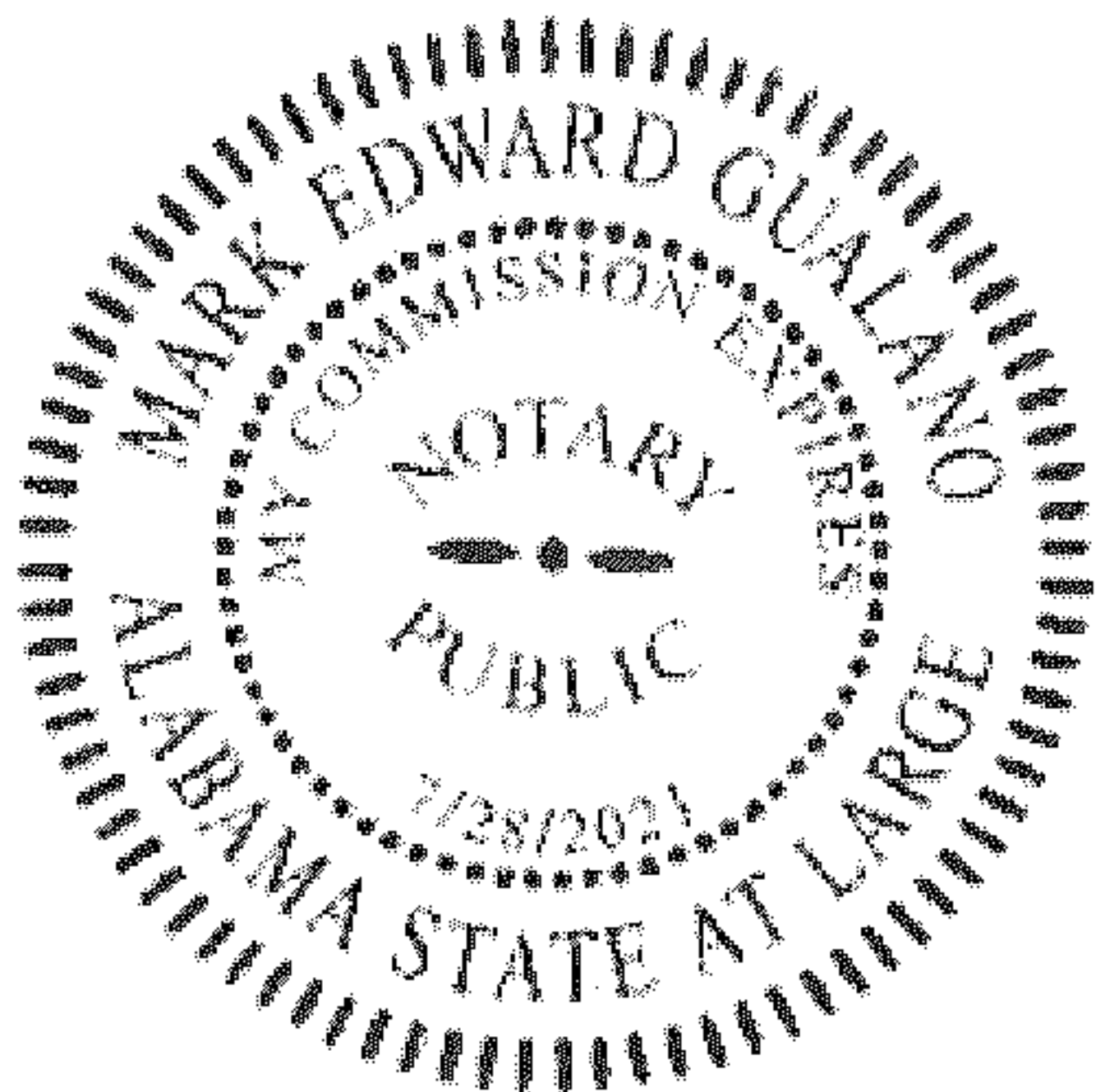
By:   
**Marci M. Logan , its Trustee**

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Marci M. Logan**, whose name as **Trustee of Charles W. Moody Revocable Trust dated August 18, 2017**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she as such **Trustee** and with full authority, executed the same voluntarily for and as the act of said **Charles W. Moody Revocable Trust dated August 18, 2017**.

Sworn to and subscribed before me this the 10<sup>th</sup> day of February, 2020.



  
Notary Public

My Commission Expires: 7/28/21

**Charles W. Moody Revocable Trust dated  
August 18, 2017**

**By: Branch Banking and Trust Company, its  
Trustee**

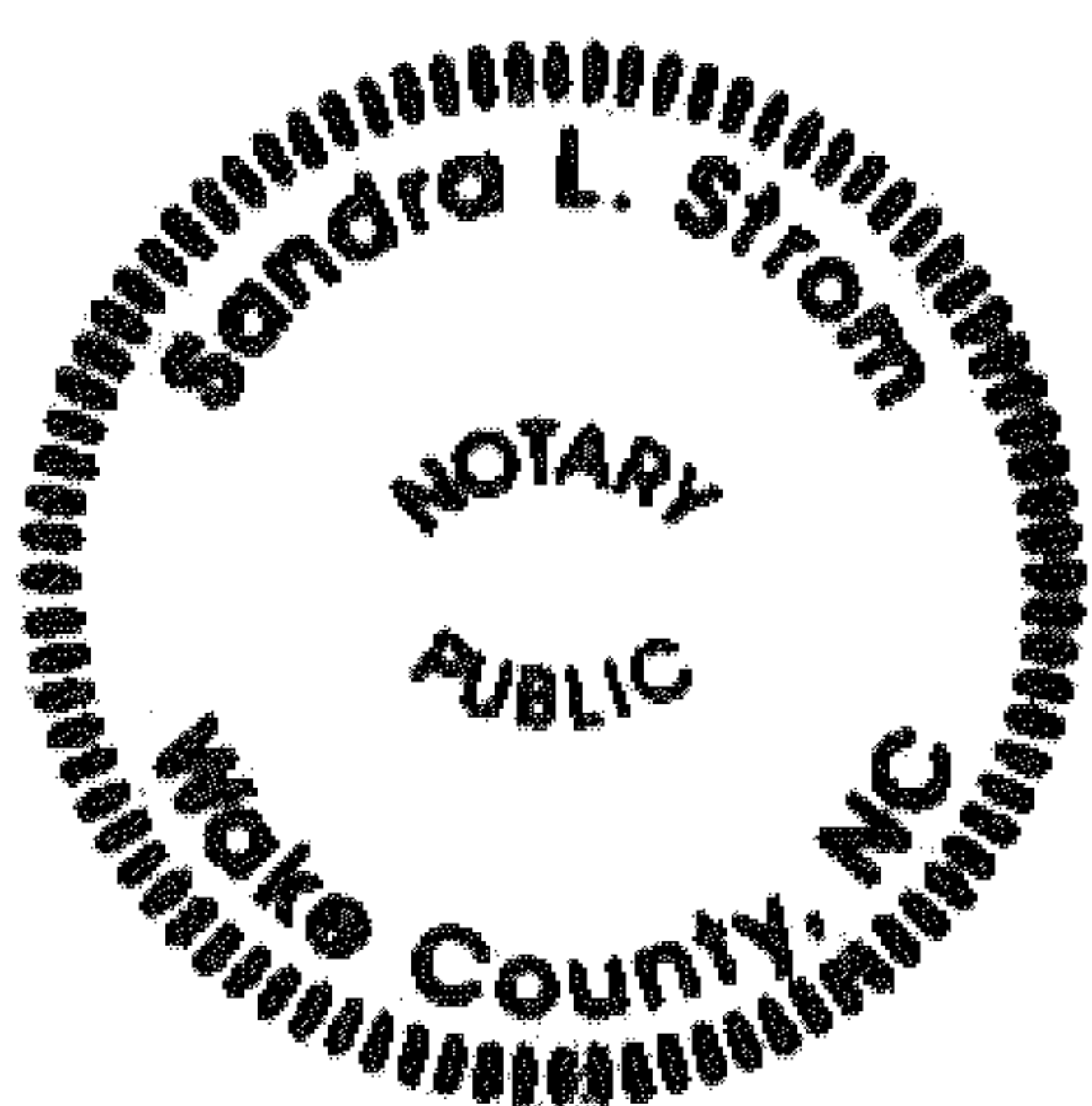
By: M Scott Balkum  
**ML Scott Balkcum, its Vice President**

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **ML Scott Balkcum as Vice President of Branch Banking and Trust Company, as Trustee of the Charles W. Moody Revocable Trust dated August 18, 2017**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Vice President of Branch Banking and Trust Company, as Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2020.



Sandra L Strom  
Notary Public  
My commission expires: 8-14-2020

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Charles W. Moody Revocable Trust  
dated August 18, 2017Mailing Address 228 Camellia Dr  
At Chelsea AL 35043Property Address 1313 Highland Lakes Bend  
Birmingham, AL 35242Grantee's Name Nancy D'Anna  
Peter D'AnnaMailing Address 1313 Highland Lakes Bend  
At Birmingham, AL 35242Date of Sale February 10, 2020  
Total Purchase Price \$350,000.00

or

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☒ Sales Contract☐ Other☐ 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 of 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 (h).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 (h).Date February 10, 2020

Print

Mark E Gualano

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Unattested**

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/11/2020 08:18:49 AM  
\$62.00 CHERRY  
20200211000055530Allen S. Bayl**Form RT-1**