

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of three hundred thirteen thousand five hundred and no/100 dollars (\$313,500.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, H. & S. Realty, Inc., an Alabama corporation (GRANTOR) whose address is 716 2nd Avenue North, Birmingham, Alabama 35203 does grant, bargain, sell and convey unto Andrew L. Gagliano and Jimmy L. Whatley, Jr. (GRANTEES) whose address is 5051 Linwood Drive, Hoover, Alabama 35244, the following described real estate situated in Jefferson County, Alabama to-wit:

Lot 2B, according to the Resurvey of Parcel I, resurvey of Valleydale Commercial Park, as recorded in Map Book 52, Page 33, in the Probate Office of Shelby County, Alabama. a vacant parcel of land

Subject to:

Ad valorem taxes due October 1, 2020.

Mineral and mining rights not owned by Grantor.

Set back line and easements as shown on record map in Map Book 52, Page 33.

Restrictions as set forth in Volume 192, Page 147 and Volume 129, Page 560.

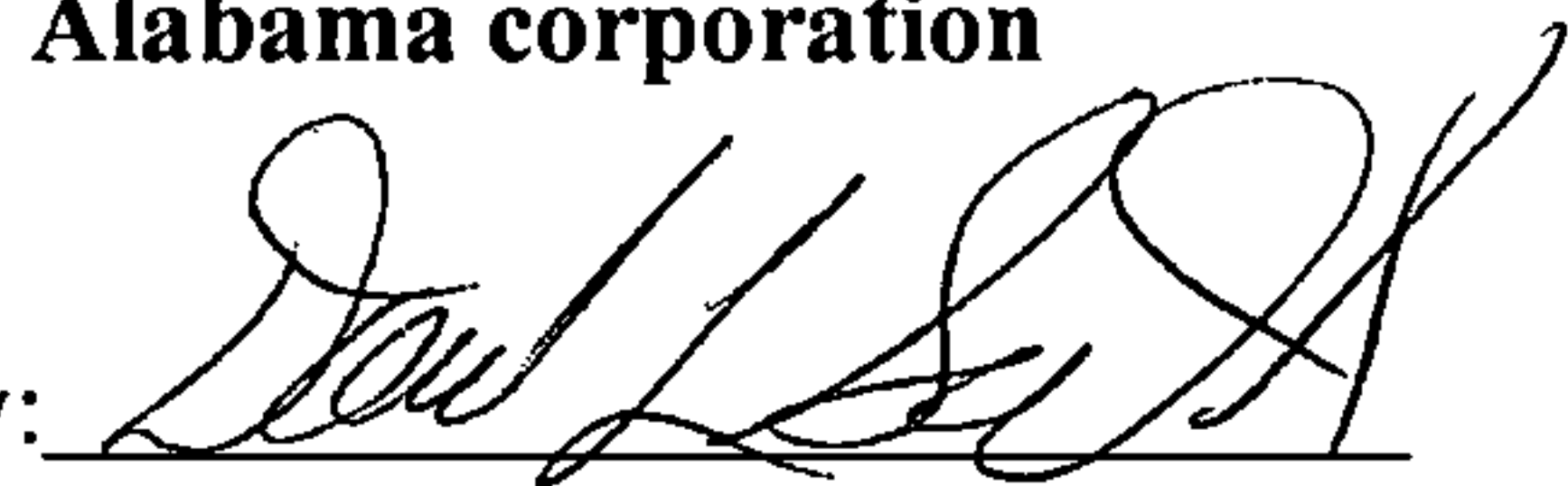
TO HAVE AND TO HOLD unto the said GRANTEES, their heirs, successors and assigns forever.

And said Grantor does for itself, its successors and assigns covenant with said Grantees, their heirs, successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

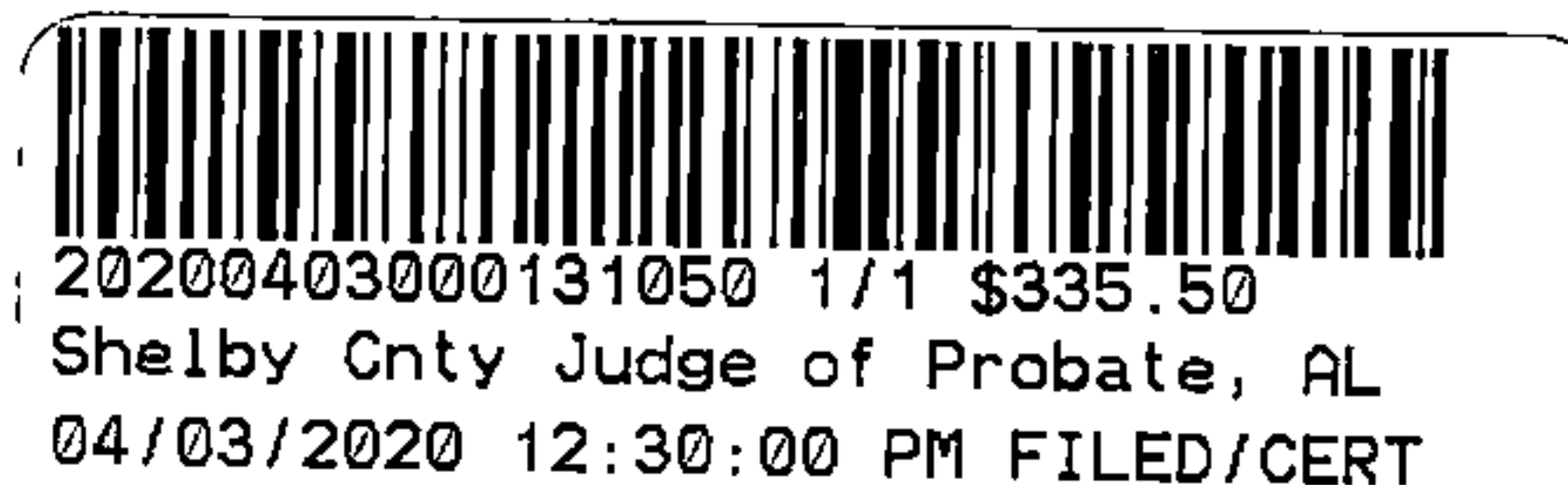
IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 3rd day of April, 2020.

H. & S. REALTY, INC.
an Alabama corporation

By:



DAVID L. SMITH
President



Shelby County, AL 04/03/2020
State of Alabama
Deed Tax:\$313.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that David L. Smith, whose name as President of H. & S. Realty, Inc. an Alabama corporation, 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 said conveyance, he, in his capacity as President, and with full authority, executed the same voluntarily for and as the act of H. & S. Realty, Inc.

Given under my hand and official seal of office this 3rd day of April, 2020.

Notary Public
Commission Expires: 11/09/22

Prepared by:
Gene W. Gray, Jr..
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205-879-3400
File 220085

Send tax notice to:
Andrew L. Gagliano
Jimmy L. Whatley, Jr.
5051 Linwood Drive
Hoover, AL 35244
#10-5-15-0-0012-009.000

