

Send tax notice to:

CHARLES GAGLIANO
444 Oak Tree Drive
Chelsea, AL 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

Shelby COUNTY

2020899T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand and 00/100 and 00/100 (\$145,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRYANT BANK, **whose mailing address is**

2700 Cahaba Village Plaza B'ham, AL 35243
(hereinafter referred to as "Grantors") by CHARLES GAGLIANO and MARY JO GAGLIANO **whose mailing address is**

444 Oak Tree Drive Chelsea, AL 35043 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"


SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right-of-way.
4. All restrictive covenants, encumbrances, easements, and rights of way that prime the Mortgage, whether of record or unrecorded, including, but not limited to, any railroad right of way set forth in Deed Book T at page 655 in the Probate Office, any easements, rights of way or other restrictions, limitations or encumbrances set out or referred to in Instrument #20030908000599100 and Instrument #1994-29305 in the Probate Office.
5. Riparian rights associated with the Lake under applicable State and/or Federal law.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2 day of November, 2020.

BRYANT BANK

Randall W Jordan, Executive Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall W Jordan, whose name as Executive Vice President of Bryant Bank is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 20 day of November, 2020.

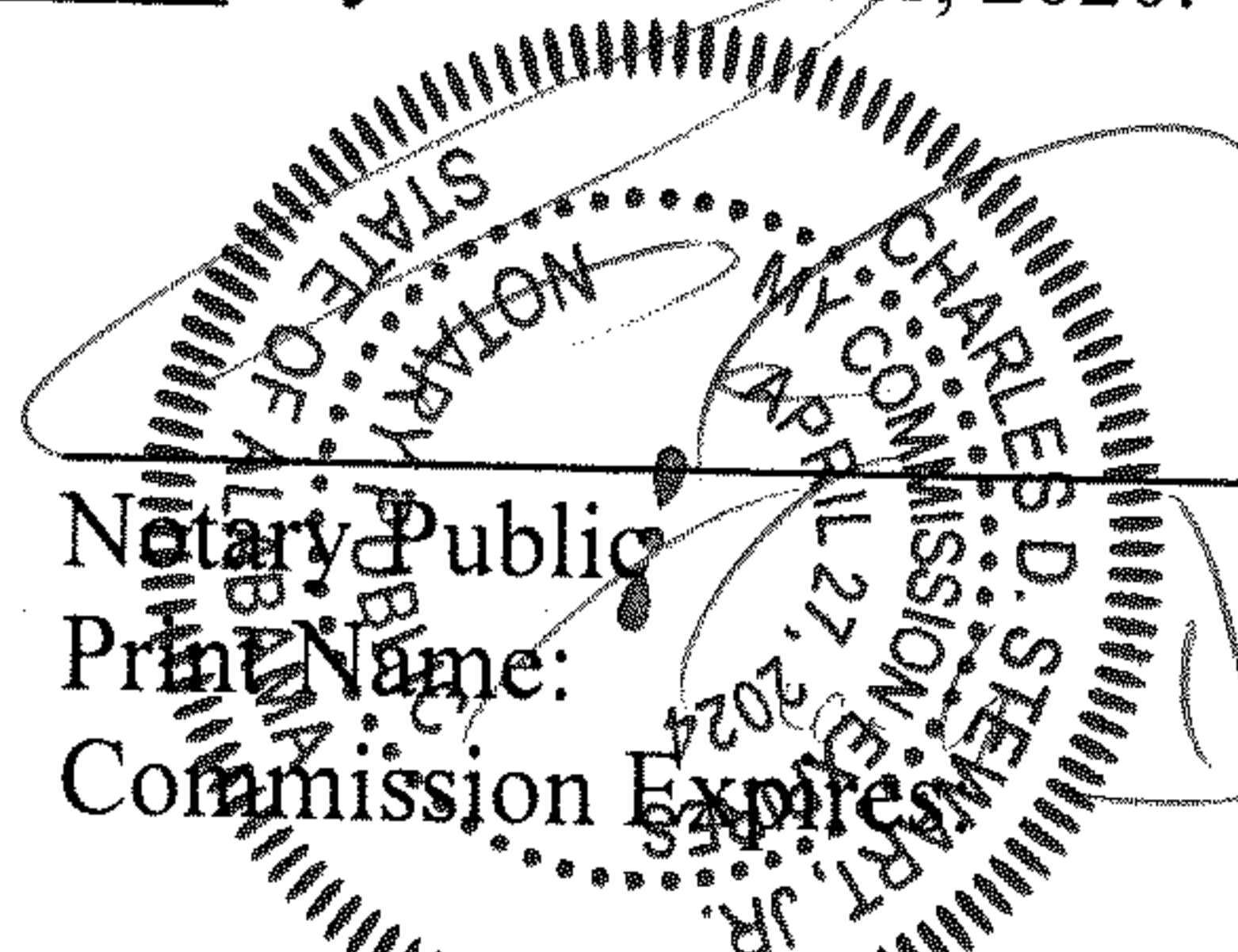


Notary Public
Print Name: _____
Commission Expires _____

45019

Exhibit "A"

Commence at the Northeast corner of Section 14, Township 20 South, Range 2 West; thence North 87°-47'-47" West along the North line of said section a distance of 1335.52 feet; thence North 87°-49'-46" West and along the North line of said section a distance of 656.03 feet to the point of beginning; thence South 35°-15'-26" West, a distance of 23.87 feet; thence South 02°-10'-14" West, a distance of 200.00 feet; thence South 41°-32'-11" West, a distance of 83.41 feet; thence South 54°-07'-36" West a distance of 191.59 feet; thence South 77°-40'-11" West, a distance of 50.71 feet; thence North 64°-59'-57" West, a distance of 25.62 feet; thence North 00°-55'-54" East, a distance of 46.81 feet; thence North 36°-02'-40" East, a distance of 139.05 feet; thence North 74°-50'-37" West, a distance of 102.62 feet; thence North 87°-49'-46" West, a distance of 68.65 feet; thence South 39°-28'-19" West, a distance of 432.07 feet; thence South 76°-06'-34" West, a distance of 374.37 feet; thence North 87°-45'-56" West, a distance of 111.52 feet; thence South 04°-32'-45" West, a distance of 19.42 feet; thence South 86°-47'-03" East, a distance of 158.03 feet; thence South 30°-14'-19" East, a distance of 47.48 feet; thence South 17°-58'-42" West, a distance of 93.59 feet; thence South 26°-31'-21" West, a distance of 104.14 feet; thence South 52°-23'-47" West, a distance of 106.46 feet; thence South 73°-43'-13" West, a distance of 79.87 feet; thence North 78°-49'-18" West, a distance of 150.48 feet; thence North 24°-04'-54" West, a distance of 100.39 feet; thence North 77°-22'-44" West, a distance of 263.37 feet; thence North 34°-54'-23" West, a distance of 136.35 feet; thence North 50°-04'-27" East, a distance of 135.96 feet; thence North 32°-59'-36" East, a distance of 216.40 feet; thence North 53°-57'-32" East, a distance of 163.55 feet; thence North 62°-00'-45" East, a distance of 339.77 feet; thence North 48°-31'-03" East, a distance of 527.44'; thence North 67°-10'-41" East, a distance of 46.35 feet; thence South 87°-49'-46" East, a distance of 659.86 feet; thence South 02°-10'-14" West, a distance of 160.00 feet; thence South 35°-15'-26" West, a distance of 47.74 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2020 08:30:31 AM
 \$173.00 CHARITY
 20201113000518810

Allen S. Bayl