

Send tax notice to:

CHARLES GAGLIANO
444 Oak Tree Dr.
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, DRUL, LLC, **whose mailing address is**

2700 Cherokee Village Plaza Bham AL 35243

(hereinafter referred to as "Grantors") by CHARLES GAGLIANO and MARY JO GAGLIANO **whose mailing address is**

444 Oak Tree Dr. 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 2nd day of November, 2020.

DRUL, LLC

Bryant Bank, Managing Member


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, Managing Member of DRUL, LLC 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 company.

Given under my hand and official seal this the 2nd day of November, 2020.

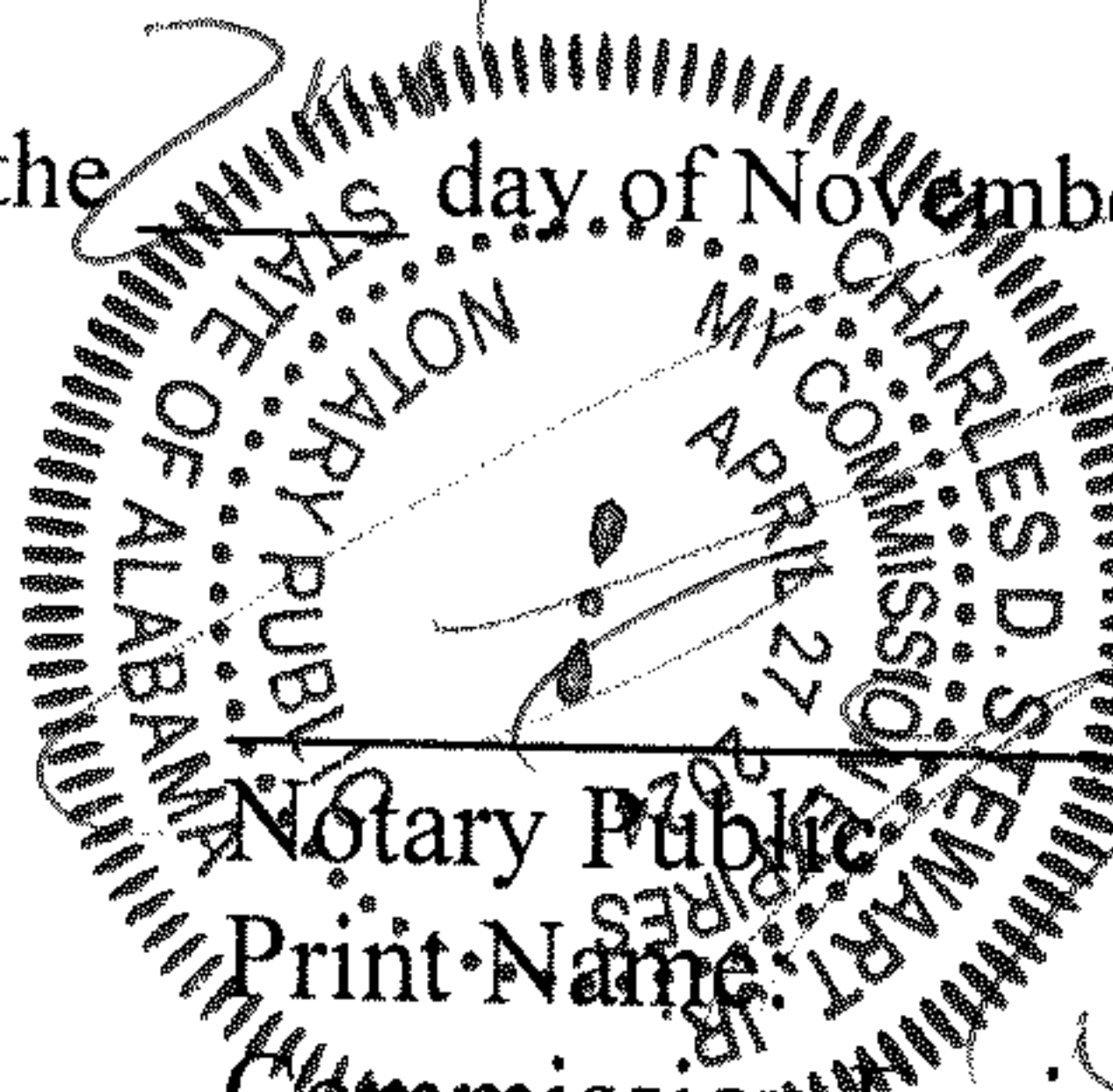

Notary Public
Print Name: Charles D Stewart
Commission Expires: 4/27/2026

Exhibit "A"

A portion of Deer Ridge Lake, lying between Deer Ridge Lakes, Sector 6, Phase 1 and Deer Ridge Lakes, Sector 6, Phase 2, North of Whitetail Run, situated in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described wit:

Beginning at the Southwest corner of Lot 717 of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Plat Book 37, Page 59 in the Office of the Judge of Probate, Shelby County, Alabama; thence run S $87^{\circ}49'46''$ E for a distance of 69.16 feet; thence run S $46^{\circ}09'21''$ W for a distance of 461.42 feet; thence run S $17^{\circ}47'05''$ W for a distance of 155.63 feet; thence run S $32^{\circ}07'35''$ E for a distance of 178.59 feet to the Northerly right-of-way line of Whitetail Run, a 60' public right-of-way; thence run S $57^{\circ}52'25''$ W along said Northerly right-of-way, for a distance of 300.21 feet to beginning of a curve with a radius of 250.00 feet, a delta angle of $10^{\circ}32'33''$; thence run along said curve for a distance of 46.00 feet, with a chord bearing of S $73^{\circ}30'57''$ W and chord length of 45.94 feet to the most Southeasterly corner of Lot 633 of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Plat Book 37, Page 58, in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said curve and said Northerly right-of-way, run S $55^{\circ}26'06''$ W for a distance of 147.57 feet; thence run S $67^{\circ}52'23''$ W for a distance of 125.74 feet; thence run S $80^{\circ}17'42''$ W for a distance of 98.85 feet; thence N $46^{\circ}41'31''$ E for a distance of 220.31 feet; thence run N $58^{\circ}03'48''$ E for a distance of 110.53 feet; thence run N $09^{\circ}40'31''$ E for a distance of 50.26 feet; thence run N $13^{\circ}23'48''$ W for a distance of 47.66 feet; thence run N $43^{\circ}46'29''$ W for a distance of 34.63 feet; thence run S $88^{\circ}56'00''$ W for a distance of 126.21 feet; thence run S $62^{\circ}17'29''$ W for a distance of 42.63 feet; thence run S $51^{\circ}48'58''$ W for a distance of 77.48 feet; thence run S $49^{\circ}11'24''$ W for a distance of 51.84 feet; thence run S $48^{\circ}04'43''$ W for a distance of 60.69 feet; thence run S $54^{\circ}44'18''$ W for a distance of 90.17 feet; thence run N $26^{\circ}31'21''$ E for a distance of 86.45 feet; thence run N $17^{\circ}58'42''$ W for a distance of 90.17 feet; thence run N $30^{\circ}14'19''$ W for a distance of 47.48 feet; thence run N $86^{\circ}47'03''$ W for a distance of 158.03 feet; thence run N $04^{\circ}32'45''$ E for a distance of 19.42; thence run S $87^{\circ}45'56''$ E for a distance of 111.52 feet; thence run N $76^{\circ}06'34''$ E for a distance of 374.37 feet; thence run N $39^{\circ}28'19''$ E for a distance of 432.07 feet; thence S $87^{\circ}49'46''$ E for a distance of 68.65 feet; thence run S $74^{\circ}50'37''$ E for a distance of 102.62 feet; thence run S $36^{\circ}02'40''$ W for a distance of 139.05 feet; thence run S $00^{\circ}55'54''$ W for a distance of 46.81 feet; thence run S $64^{\circ}59'57''$ E for a distance of 25.62 feet; thence run N $77^{\circ}40'11''$ E for a distance of 50.71 feet; thence run N $54^{\circ}07'36''$ E for a distance of 191.59 feet; thence run N $41^{\circ}32'11''$ E for a distance of 83.41 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 08:30:32 AM
 \$173.00 CHARITY
 20201113000518820

Allen S. Bayl