

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

Send Tax Notice To: Joan L. Smith
1032 Linkside Drive
Birmingham, AL 35242

File No.: 2020371

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifty Five Thousand Dollars and No Cents (\$355,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Maria G. Hall, a married woman, Judy R. Gagliano and spouse Sam E. Gagliano, Jr.** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joan L. Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1032 Linkside Drive, Birmingham, AL 35242**; to wit;

LOT 11A, ACCORDING TO THE SURVEY OF LINKSIDE AT GREYSTONE RESURVEY #1, AS RECORDED IN MAP BOOK 17, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2021, and subsequent years.**
2. **Easement/right of way to Alabama Power Company as recorded in Book 186, Page 223; Book 239, Page 214 and Book 109, Page 505,**
3. **Restrictions and covenants appearing of record in Real Volume 317, Page 260; Real Volume 265, Page 96, Real Volume 319, Page 235 and Volume 301, Page 799,**
4. **Agreement for water service as recorded in Real Volume 2356, Page 574,**
5. **Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Volume 305, Page 637,**
6. **Agreement with Shelby Cable as recorded in Real Volume 350, Page 545,**

THE PROPERTY CONVEYED IN THIS INSTRUMENT IS NOT THE HOMESTEAD OF THE GRANTORS , NOR THEIR SPOUSES.

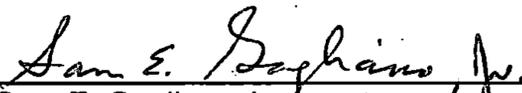
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of November, 2020.



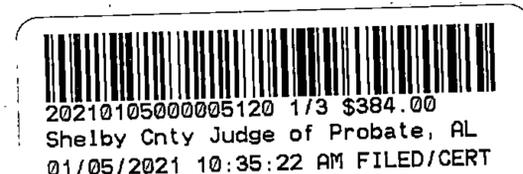
Maria G. Hall



Sam E. Gagliano Jr.



Judy R. Gagliano



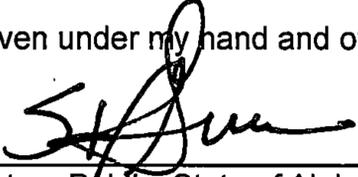
Shelby County, AL 01/05/2021
State of Alabama
Deed Tax:\$355.00

State of Alabama

County of Jefferson

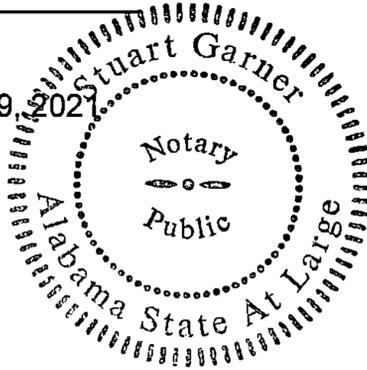
I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Maria G. Hall, Sam E. Gagliano Jr., and Judy R. Gagliano, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2020.



Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2021



20210105000005120 2/3 \$384.00
Shelby Cnty Judge of Probate, AL
01/05/2021 10:35:22 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Maria G. Hall Sam E. Gagliano Jr. Judy R. Gagliano	Grantee's Name	Joan L. Smith
Mailing Address	_____	Mailing Address	1032 Linkside Drive Birmingham, AL 35242
Property Address	1032 Linkside Drive Birmingham, AL 35242	Date of Sale	November 30, 2020
		Total Purchase Price	\$355,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

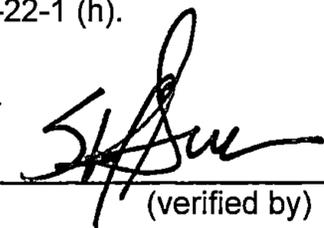
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 November 25, 2020

Unattested



(verified by)

Print Maria G. Hall

Sign



(Grantor/Grantee/Owner/Agent) circle one


 20210105000005120 3/3 \$384.00
 Shelby Cnty Judge of Probate, AL
 01/05/2021 10:35:22 AM FILED/CERT