

Send tax notice to: Jeffrey A. Glass, 375 N. River Rd., Shelby, Al. 35143

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred forty-three thousand five hundred and no/100 (\$343,500.00)** Dollars, the amount of which can be verified in the Sales Contract between the parties, and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Mary Ann Pillitteri as Personal Representative of the Estate of Sam J. Pillitteri, deceased, Shelby Co. Alabama, Probate Case No. PR-2020-000292, **whose mailing address is:**

8005 Annika Dr. Birmingham Al 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jeffrey A. Glass and Amy D. Glass whose mailing address is:
375 N. River Road, Shelby, Al. 35143

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, the address of which is 375 N. River Rd., Shelby, Al. 35143 to-wit

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$343,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 26th day of March, 2021.

*Mary Ann Pillitteri as Personal
Representative of the Estate of Sam
Pillitteri*

(Seal)

MARY ANN PILLITTERI AS PERSONAL REPRESENTA-
TIVE OF THE ESTATE OF SAM J. PILLITTERI, DE-
CEASED, SHELBY COUNTY, ALABAMA PROBATE
CASE NO. PR-2020-000292

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maary Ann Pillitteri as Personal Representative of the Estate of Sam J. Pillitteri, deceased, Shelby County, Alabama Probate Case No. PR-2020-000292 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 she in her capacity as Personal Representative of the Estate of Sam J. Pillitteri executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of March, 2021.

C. Blake Dobbins

My commission expires:

NOTARY PUBLIC

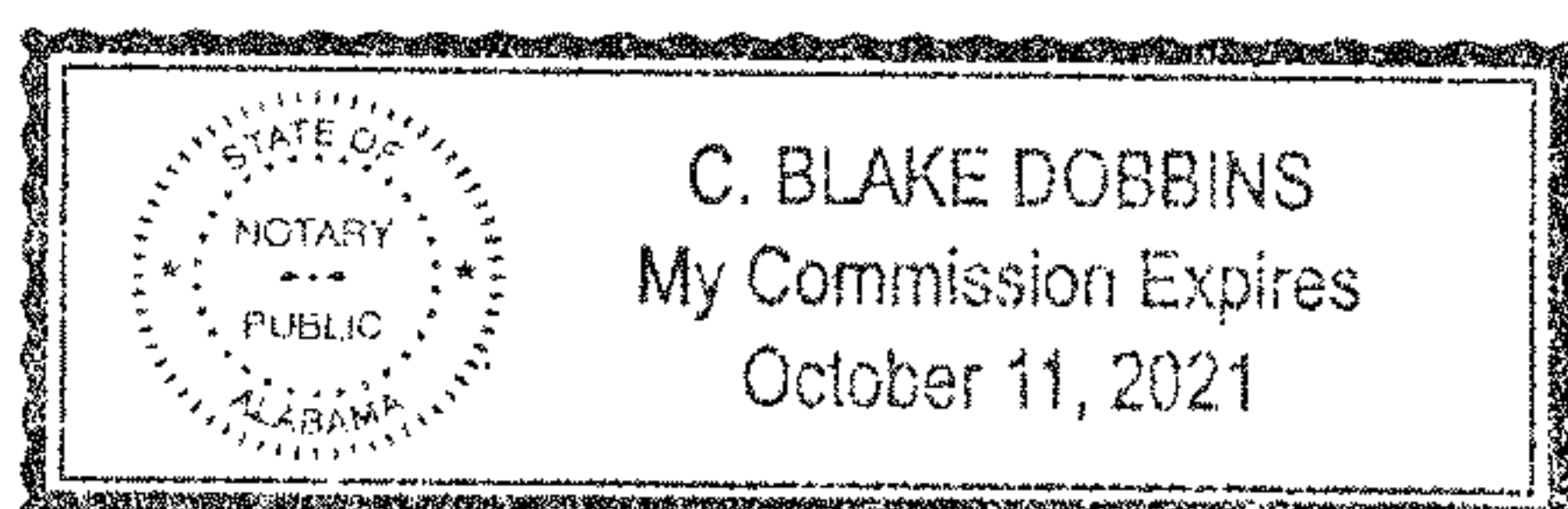


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 21-1035

Begin at the Northernmost corner of Lot 17 in LaCoosa Estates as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 35; thence run Northwesterly along the SW line of North River Drive a distance of 150.00 feet; thence turn an angle of 90 degrees 0 minutes to the left and run a distance of 156.00 feet to Contour Line Elevation 397.00; thence run Southeast along said Contour Line a distance of 150.62 feet, more or less, to the Westernly-most corner of said Lot 17; thence run Northeasterly along the line of said Lot 17 a distance of 145.77 feet to the Point of Beginning. Situated in the SE 1/4 of NE 1/4 of Section 13, Township 24 North, Range 15 East, in Shelby County, Alabama.

Also:

Begin at the Northernmost corner of Lot 17 of Lacoosa Estates as recorded in Map Book 5, Page 35, in the Judge of Probate Office, of Shelby County, Alabama, and then run Northwesterly along the SW line of North River Drive a distance of 150 feet to point of beginning of the property herein described, being the Northernmost corner of Knighten lot; thence continue Northwesterly along the SW line of North River Drive for 150 feet to the Easternmost corner of Lot 20, according to said map; thence turn an angle of 90° to the left and run along the SE boundary of said Lot 20 for 174.90 feet; thence turn an angle of 90° to the left and run a distance of 70.41 feet to Contour Line Elevation 397... thence turn an angle of 96° and 23' to the left and run along said Contour Line for 3.10 feet... thence turn an angle of 76° and 20' to the right and run along said Contour Line for 18.25 feet... then turn an angle of 11° and 23' to right and run along said Contour Line for 63.50 feet to the Westernmost corner of said Knighten Lot... then turn an angle of 81° and 20' to the left and run along said Knighten Lot for 156 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2021 01:59:17 PM
\$371.50 CHERRY
20210330000156350

Allen S. Bezel