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08/02/2021 01:15:12 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Doris Wright Garner
201 Bradberry Ln
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100679

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Richard A. Gallo and Betsy Jean Baggett aka Betsy Jean Gallo , a married couple**, whose address is 1 Dogwood Forest, Shoal Creek, AL 35242 (hereinafter "Grantor", whether one or more), by **Doris Wright Garner**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Doris Wright Garner ,** the following described real estate situated in Shelby County, Alabama, **the address of which is 201 Bradberry Ln, Birmingham, AL 35242, to-wit:**

Lot 11, according to the Survey of Cobblestone Square, as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Betsy Jean Baggett is one and the same as Betsy Jean Gallo.

Subject to a third-party mortgage in the amount of $0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of July, 2021.

Richard A. Gallo

Betsy Jean Baggett aka Betsy Jean Gallo

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Richard A. Gallo and Betsy Jean Baggett aka Betsy Jean Gallo , a married couple, 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 on this 30th day of July, 2021.

Notary Public

STATE OF ALABAMA NOTARY PUBLIC

WHIT WHITFIELD
My Commission Expires
March 26, 2025

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/02/2021 01:15:12 PM
$476.00 JOANN
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