

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kyle Robert Morgan and Sydney Morgan
2360 Salem Rd.
Montevallo, AL 35115

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars (\$315,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Leslie S. Gallina, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kyle Robert Morgan and Sydney Morgan (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Northerly along the East line of said 1/4-1/4 Section a distance of 338.16 feet to a point; thence turn a deflection angle of 88 degrees, 03 minutes, 46 seconds to the left and run Westerly a distance of 1,278.18 feet to a point on the East right of way line or Shelby County Highway No. 15; thence turn a deflection angle of 93 degrees, 02 minutes, 35 seconds to the left and run Southerly along said right of way line of said Highway a distance of 169.62 feet to a point; thence turn a deflection angle of 93 degrees, 57 minutes, 53 seconds to the left and run Easterly a distance of 643.25 feet to a point; thence turn a deflection angle of 87 degrees 30 minutes 51 seconds to the right and run Southerly a distance of 168.92 feet to a point on the South line of said Southwest 1/4 of the Southeast 1/4; thence turn a deflection angle of 87 degrees, 30 minutes, 52 seconds to the left and run Easterly along said 1/4, line a distance of 630.00 feet to the point of beginning; being situated in 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.

Subject to a third party mortgage in the amount of \$285,000.00 executed and recorded simultaneously herewith.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 20th day of July, 2022.


Leslie S. Gallina

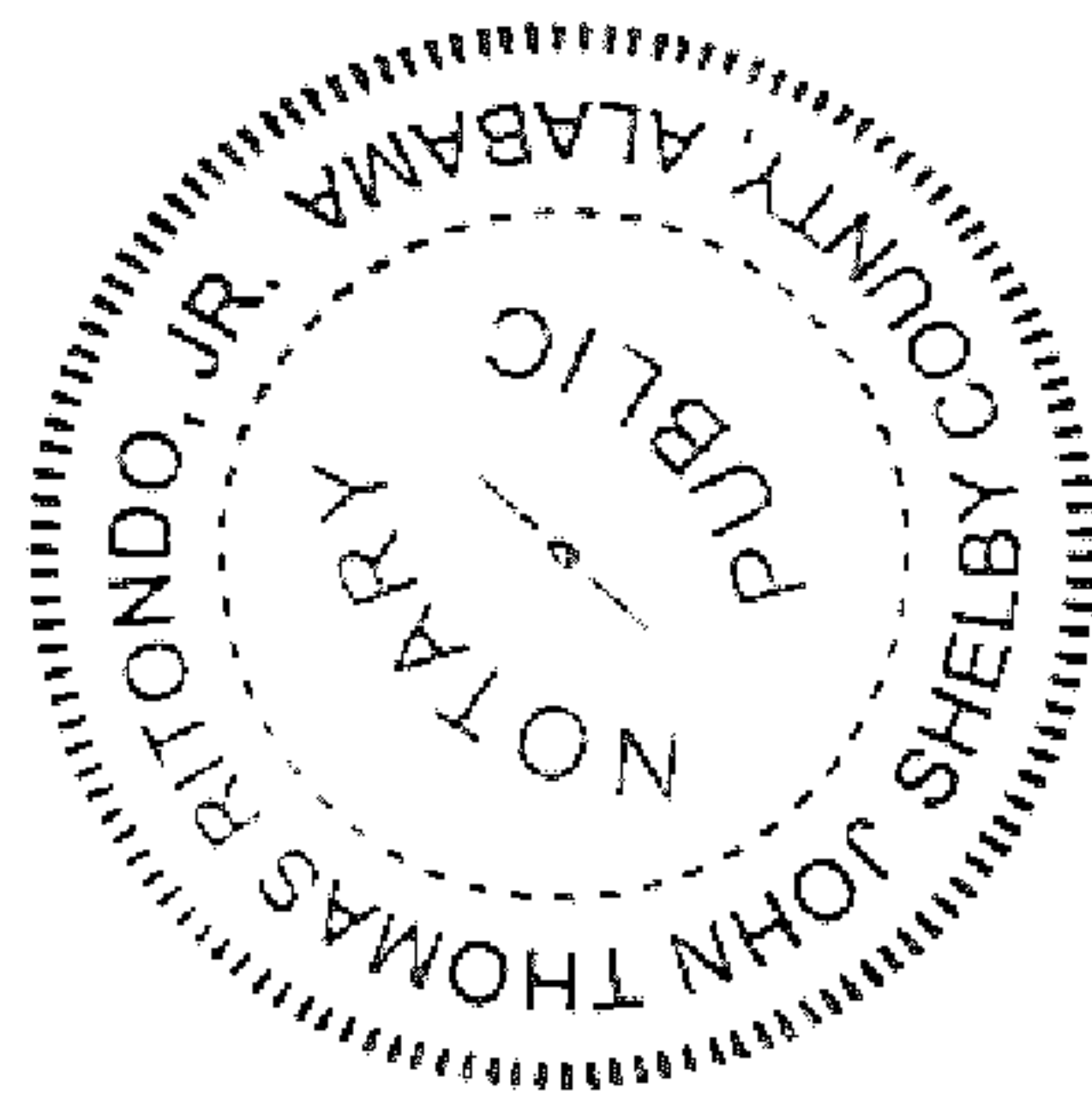
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie S. Gallina 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 20th day of July, 2022.


Notary Public
My commission expires

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name	Leslie S. Gallina	Grantee's Name	Kyle Robert Morgan and Sydney Morgan
Mailing Address	<u>2360 Salem Rd.</u> <u>Montevallo, AL 35115</u>	Mailing Address	2360 Salem Rd. Montevallo, AL 35115
Property Address	2360 Salem Rd. Montevallo, AL 35115	Date of Sale	July 20, 2022
		Total Purchase Price	\$315,000.00
		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 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 - Leslie S. Gallina, , .

Grantee's name and mailing address - Kyle Robert Morgan and Sydney Morgan, 2360 Salem Rd., Montevallo, AL 35115.

Property address - 2360 Salem Rd., Montevallo, AL 35115

Date of Sale - July 20, 2022.

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 or 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: July 20, 2022

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2022 12:25:24 PM
\$58.00 JOANN
20220721000286960

Allen S. Bayl