

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

SEND TAX NOTICE TO:
Brady McLaughlin and Malynda McLaughlin
600 Farmingdale Road
Harpersville, AL 35078

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 Two Hundred Ten Thousand And No/100 Dollars (\$210,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James Marcus Ruggerio and Ann Marie Ruggerio, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brady McLaughlin and Malynda McLaughlin (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 located in the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East in Shelby County, Alabama, being more particularly described as follows:

BEGIN at a found 5/8" capped rebar stamped "Clinkscapes", said point being locally accepted as the Northwest corner of said 1/4-1/4 section; thence run N 89°25'34" E along the North line of said 1/4-1/4 section for a distance of 507.82 feet to a set 5/8" capped rebar stamped "Clinkscapes"; thence leaving said North line run S 00°08'18" E for a distance of 1283.26 feet to a set 5/8" capped rebar stamped "Clinkscapes" on the Northerly right-of-way of Farmingdale Rd (80' right-of-way); thence run S 88°35'27" W along said right-of-way for a distance of 507.93 feet to a found 5/8" capped rebar stamped "Clinkscapes"; thence leaving said right-of-way run N 00°08'18" W for a distance of 1290.67 feet to the POINT OF BEGINNING. Lot 1 on the survey prepared Clinkscapes Land Surveying, LLC, Steven J. Clinkscapes, Alabama PLS # 37248, orde # 21-059.1, dated September 9, 2022.

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.

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 30th day of

Sept., 20 22.

James Marcus Ruggerio
James Marcus Ruggerio

Ann Marie Ruggerio
Ann Marie Ruggerio

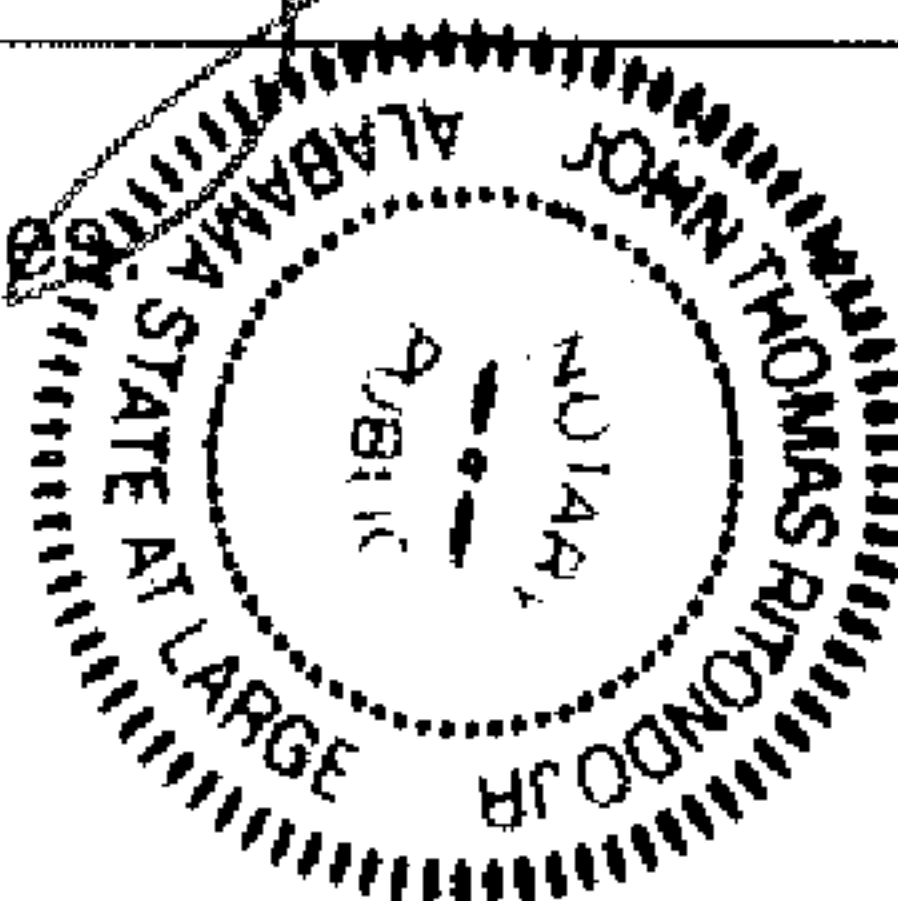
STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Marcus Ruggerio and Ann Marie Ruggerio 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 Sept., 20 22

[Signature]
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 James Marcus Ruggerio and Ann Marie Ruggerio

Grantee's Name Brady McLaughlin and Malynda McLaughlin

Mailing Address 600 Farmingdale Rd.
Harpersville, AL 35078Mailing Address 600 Farmingdale Road
Harpersville, AL 35078Property Address 600 Farmingdale Road
Harpersville, AL 35078

Date of Sale September 30, 2022

Total Purchase Price \$210,000.00

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other: _____☒ 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 - James Marcus Ruggerio and Ann Marie Ruggerio, , .

Grantee's name and mailing address - Brady McLaughlin and Malynda McLaughlin, 600 Farmingdale Road, Harpersville, AL 35078.

Property address - 600 Farmingdale Road, Harpersville, AL 35078

Date of Sale - September 30, 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.

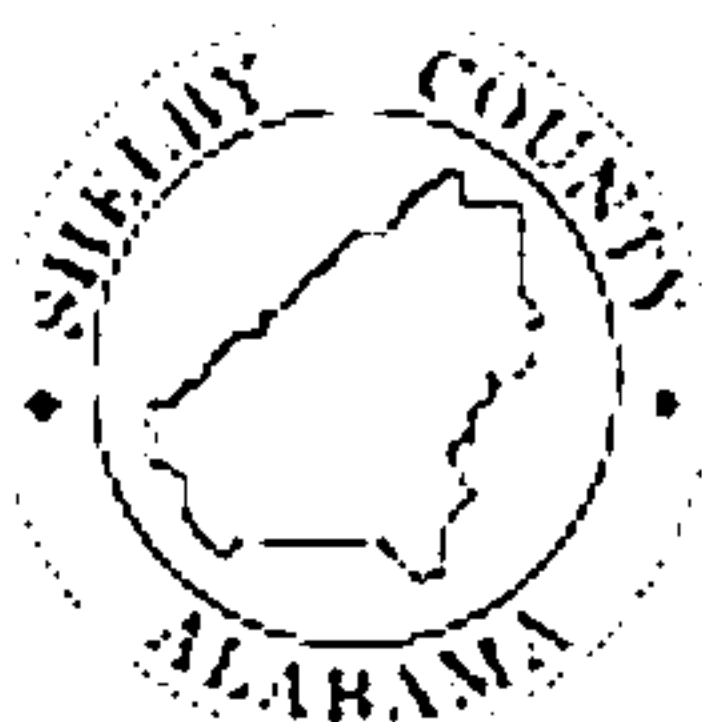
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 30, 2022

Sign _____

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/03/2022 10:21:42 AM

\$238.00 JOANN

20221003000376600

Allie S. Bayl