

20221028000404900
10/28/2022 10:44:48 AM
DEEDS 1/2

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
April Adams
PO Box 824
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED THIRTY SIX THOUSAND and 00/100 Dollars (\$136,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Claude A. Smeraglia, a married man, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto April Adams, a married woman, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of Land located in the Northeast ¼ of Section 32, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

That part of the North ½ of the Southeast ¼ of the Northeast ¼ and the North ½ of the Southwest ¼ of the Northeast ¼ lying South of Beaver Dam Creek; that portion of the Northeast ¼ of the Northeast ¼ lying South of Beaver Dam Creek.

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

Subject property does not constitute the Homestead of Grantor nor that of his Spouse.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the Grantor does for himself and for his executors, heirs and assigns covenant with the said Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his executors, heirs and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

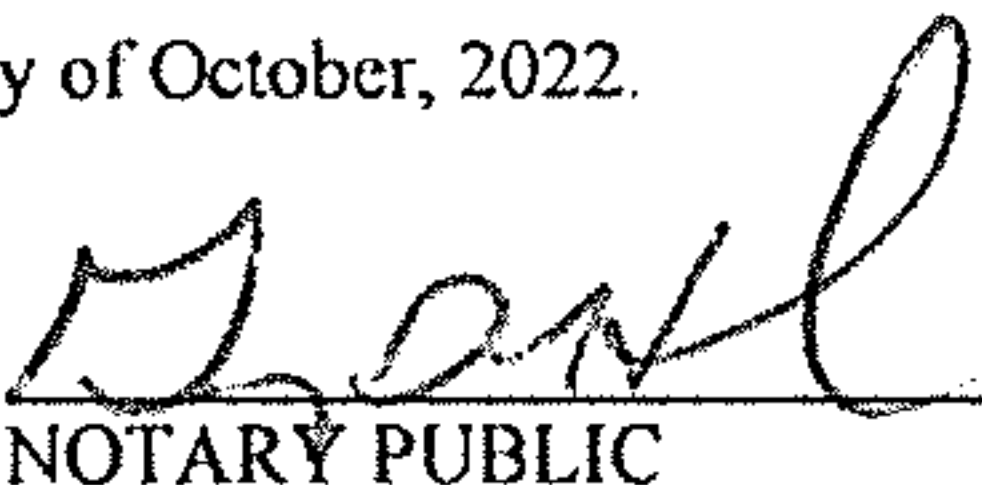
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 3rd day of October, 2022.


Claude A Smeraglia

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Claude A. Smeraglia, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of October, 2022.


NOTARY PUBLIC

My Commission Expires: 8/21/23

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Claude A Smeraglia
 Mailing Address 206 Valley View Lane
Indian Springs, AL 35124

Grantee's Name April Adams
 Mailing Address PO Box 824
Helena, AL 35080

Property Address N/A

Date of Sale 10/03/2022

Total Purchase Price \$ 136,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded _____
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2022 10:44:48 AM
 \$161.00 MIST
 20221028000404900

Allen S. Boyd

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 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 10-3-2022

Print Claude A Smeraglia

Sign Claude A Smeraglia

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)