

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

SEND TAX NOTICE TO:  
Hannah Jean Sorrell Lambert and Michael  
Paul Lambert  
2940 Coatbridge Lane  
Hoover, AL 35242

**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 Seventy-Five Thousand And No/100 Dollars (\$275,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kathryn Coston Smeraglia, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Hannah Jean Sorrell Lambert and Michael Paul Lambert (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.

Lot 55, Block 2, according to the First Addition to Selkirk, a Subdivision of Inverness, Phase IV, single family residences, as recorded in Map Book 7, Page 149, in the Probate Offices 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.

**Kathy C. Smeraglia is the surviving grantee in that certain Warranty Deed recorded in Inst. # 1999-15476. The other grantee, Frank G. Smeraglia, having died on or about August 16, 2020.**

**KATHRYN COSTON SMERAGLIA IS ONE AND THE SAME AS KATHRYN C. SMERAGLIA WHO IS GRANTEE IN THAT WARRANTY DEED RECORDED IN INST 1999-15476.**

Subject to a third party mortgage in the amount of \$261,250.00 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 15<sup>th</sup> day of July, 2025.

Kathryn Coston Smeraglia by Carol McDonald as attorney-in-fact  
Kathryn Coston Smeraglia by Carol McDonald as attorney-in-fact

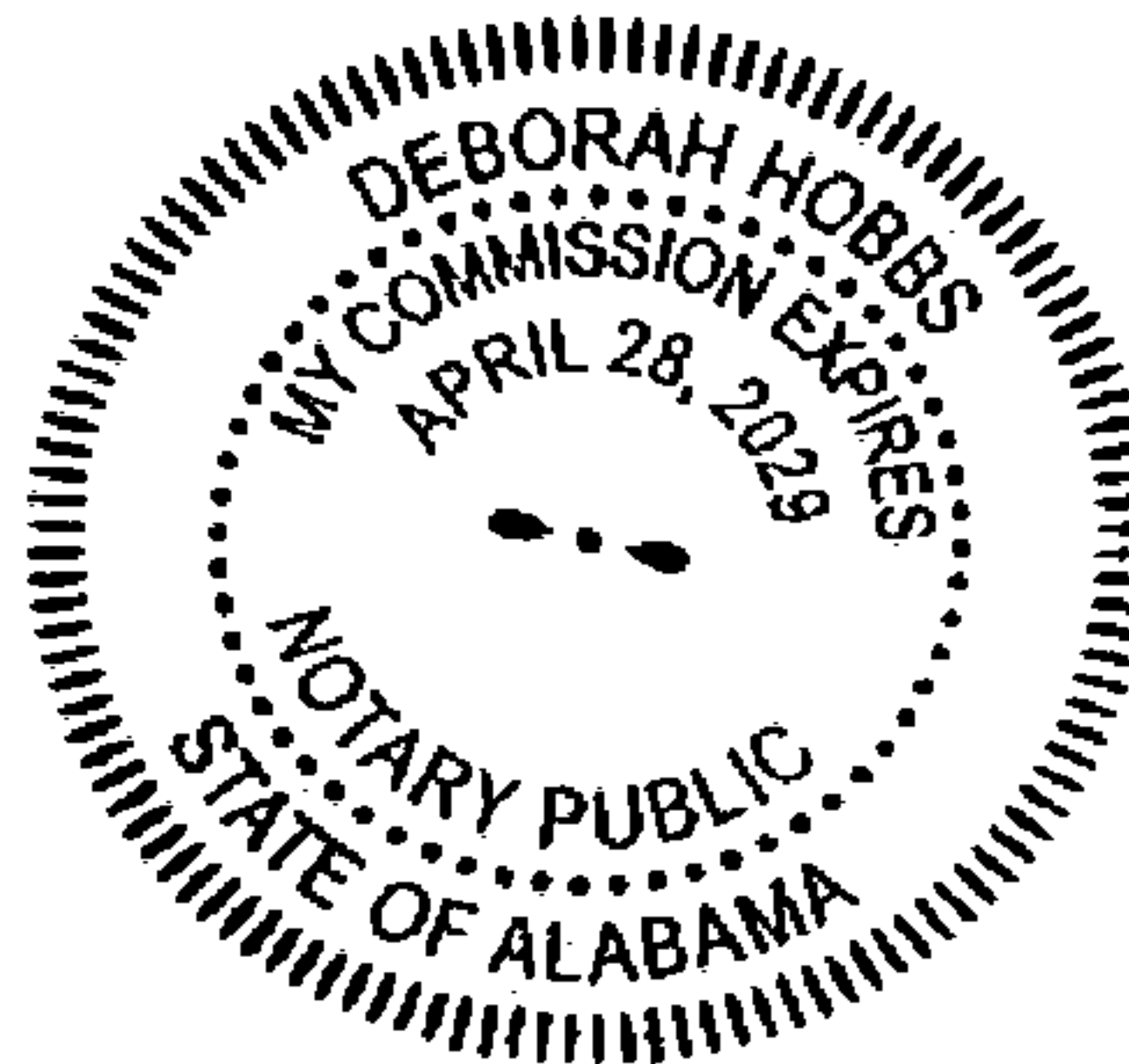
Kathryn Coston Smeraglia by Belinda Hyche as attorney-in-fact  
Kathryn Coston Smeraglia by Belinda Hyche as attorney-in-fact

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol McDonald and Belinda Hyche whose names as Attorneys in Fact for Kathryn Coston Smeraglia are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily and in their capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 15<sup>th</sup> day of July, 2025.

[Signature]  
Notary Public  
My commission expires: 7-28-2029





**Real Estate Sales Validation Form**

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

|                  |                                               |                         |                                                         |
|------------------|-----------------------------------------------|-------------------------|---------------------------------------------------------|
| Grantor's Name   | Kathryn C. Smeraglia                          | Grantee's Name          | Hannah Jean Sorrell Lambert and<br>Michael Paul Lambert |
| Mailing Address  | 3017 River Brook Lane<br>Birmingham, AL 35242 | Mailing Address         | 2940 Coatbridge Lane<br>Hoover, AL 35242                |
| Property Address | 2940 Coatbridge Lane<br>Hoover, AL 35242      | Date of Sale            | July 18, 2025                                           |
|                  |                                               | Total Purchase Price    | \$275,000.00                                            |
|                  |                                               | 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  
☐ 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**

**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.

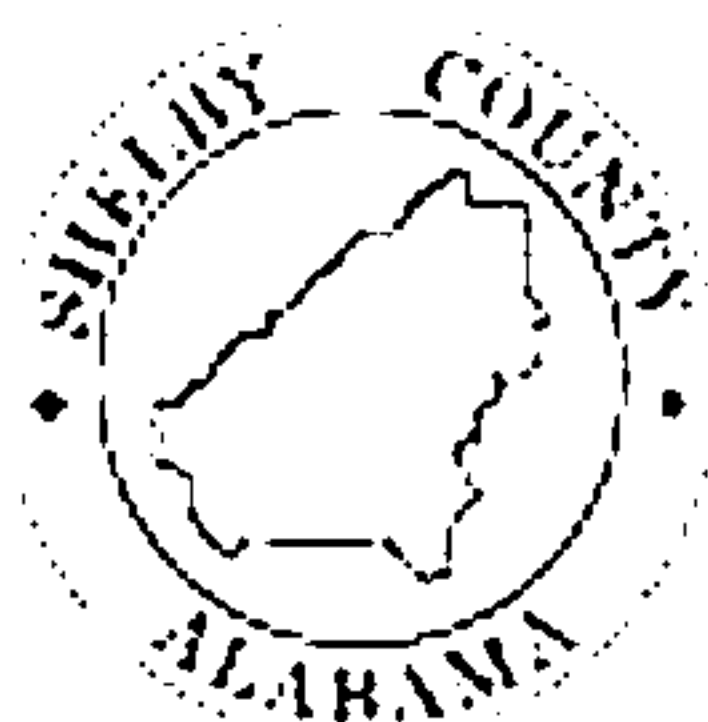
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 18, 2025

Sign \_\_\_\_\_

Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/18/2025 10:45:53 AM**  
**\$42.00 JOANN**  
**20250718000217870**

*Allen S. Bayl*