

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
GRAHAM BUILDING CO., LLC

3284 INDIAN CREST DRIVE
PELHAM, AL 35124

WARRANTY DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) to the undersigned Grantor, CLAUDE A. SMERAGLIA, AN UNMARRIED MAN (hereinafter referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto GRAHAM BUILDING CO., LLC , (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2-11, ACCORDING TO THE PLAT OF THE VIEW AT INDIAN CREST PHASE 2, AS RECORDED IN MAP BOOK 57, PAGE 76 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 3284 INDIAN CREST DRIVE, PELHAM, AL 35124

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$1,100,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 17th day of September, 2025.


 CLAUDE A. SMERAGLIA

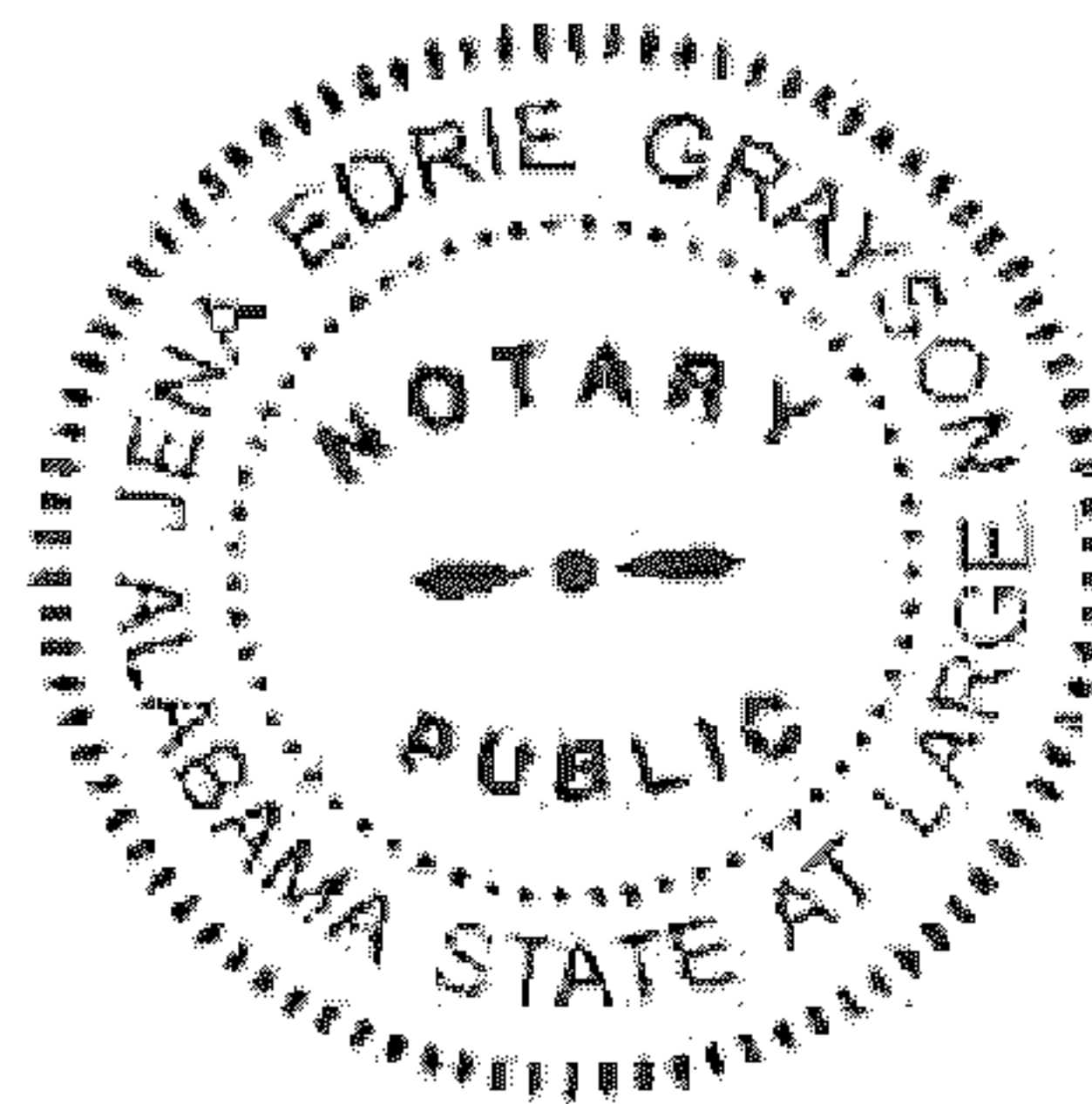
STATE OF ALABAMA
 JEFFERSON COUNTY

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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2025.


 NOTARY PUBLIC

9/16/20



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	Grantee's Name:	GRAHAM BUILDING CO., LLC
Mailing Address:	3284 INDIAN CREST DRIVE PELHAM, AL 35124	Mailing Address:	3284 INDIAN CREST DRIVE PELHAM, AL 35124
Property Address:	3284 INDIAN CREST DRIVE PELHAM, AL 35124	Date of Sales:	September 17th, 2025
		Total Purchase Price:	(\$215,000.00)
		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	☐	Tax Appraisal
☐	Sales Contract	☐	Other Tax Assessment
☒	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- 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).

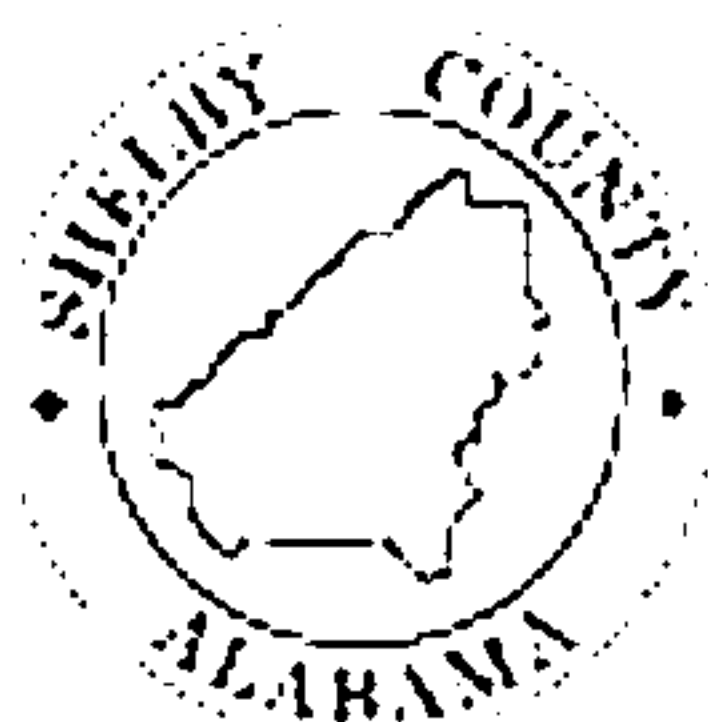
Date: September 17th, 2025Print Laurel L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 08:50:21 AM
\$29.00 JOANN
20250929000296620

Allen S. Bayl