

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Lori G. Culotta
6040 Brookhill Circle
Birmingham, Alabama 35242-3711

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

LORI G. CULOTTA,

whose mailing address is **6040 Brookhill Circle, Birmingham, Alabama 35242-3711,**

(herein referred to as the "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

SAM A. CULOTTA, JR. and LORI G. CULOTTA, husband and wife,

whose mailing address is **6040 Brookhill Circle, Birmingham, Alabama 35242-3711,**

(herein referred to as "Grantees"), the following described real property situated in Shelby County, Alabama [having a property address of **6040 Brookhill Circle, Birmingham, Alabama 35242, and an Assessor's Market Value of \$769,000.00, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 10 1 01 0 001 003.016)**], to-wit:

Lots 95 and 95-A, according to the Survey of Meadow Brook Highlands, an Eddleman Community, as recorded in Map Book 14, Pages 21 A & B in the Probate Office of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; all recorded or unrecorded leases affecting said real property, if any; any rights of parties in possession; and any encroachments,

overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the real property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees, and to the heirs, administrators and assigns of the Grantees, in fee simple forever.

NOTE: Lori G. Culotta, the Grantor, is also one of the Grantees herein. The property herein conveyed **IS and will remain** the homestead of the Grantor. This conveyance is made solely in order to change the manner in which title to the property herein conveyed is held for the purposes of estate planning of the parties.

IN WITNESS WHEREOF, the said Grantor have hereunto set Grantor's hand and seal on this the 26 day of April, 2017.

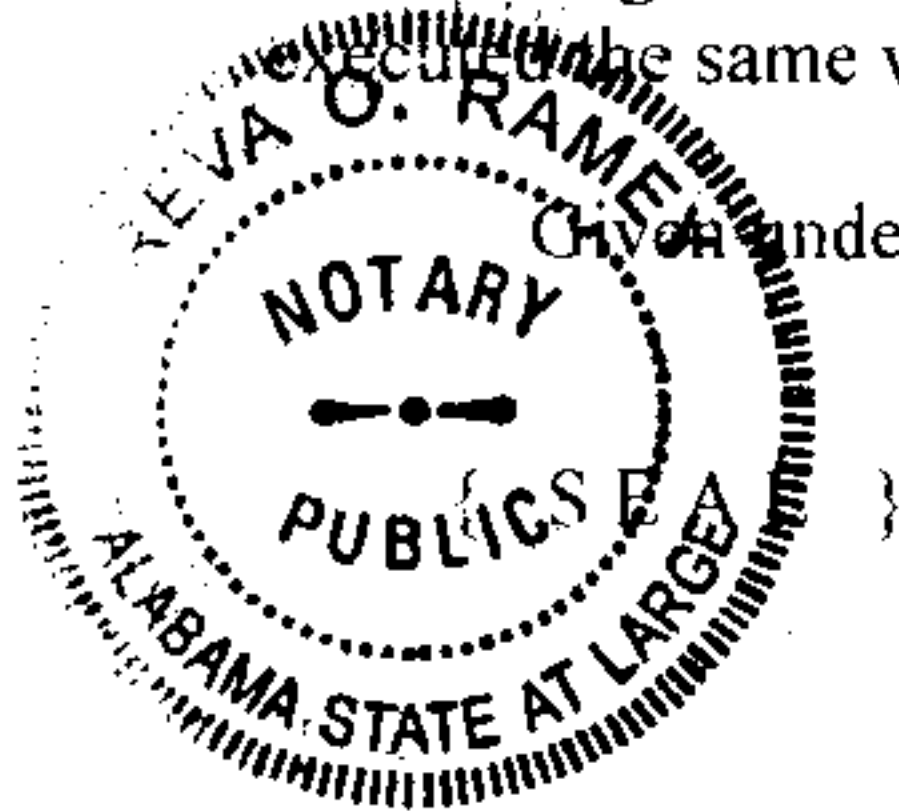
"Grantor"

Lori G. Culotta
Lori G. Culotta

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Lori G. Culotta, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2017.



Eva O. Ramsey
Notary Public **MY COMMISSION EXPIRES NOVEMBER 28, 2020**
My Commission Expires: _____

This instrument prepared by:
Melinda M. Mathews, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727


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Shelby Cnty Judge of Probate, AL
05/02/2017 08:47:39 AM FILED/CERT