

20180330000106960
03/30/2018 02:41:46 PM
DEEDS 1/3

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Michael J. Juliano
2282 Forest Lakes Lane
Sterrett, AL 35147
(which is also the property address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and No/100-----
----- (\$ 200,000.00) Dollars

(as evidenced by the closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Deborah B. Walters, an unmarried woman

(whose address is: 7500 Dallas Parkway, Plano, TX 75024)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Michael J. Juliano and Stephanie Juliano

(whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 83, according to the Survey of Forest Lakes, Sector 2, Phase 2, as recorded in
Map Book 29, Page 127, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions and rights-of-way of record.

\$ 196,377.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

See attached Exhibit "S" which is incorporated herein for all purposes.

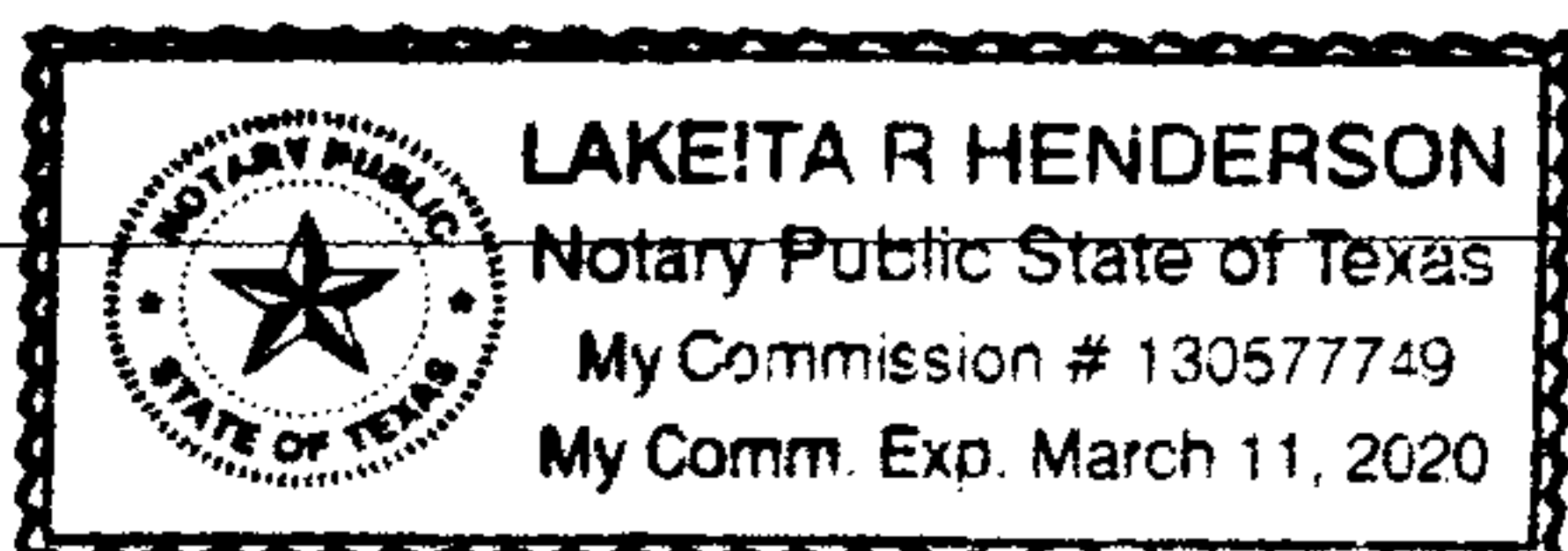
Note: Deborah Walters and Deborah B. Walters is one and the same person.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will
and my (our) heirs, executors and administrators shall warrant and defend the same to the said
GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 26th
day of January, 2018.

Deborah B. Walters (Seal) _____ (Seal)
Deborah B. Walters



(Seal) _____ (Seal)

STATE OF Texas)

COUNTY OF Dallas)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Deborah B. Walters whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, A. D., 2018.

My Commission Expires: 03/11/2020

Laketa R. Henderson
Notary Public Laketa Henderson

STATE OF Texas)

COUNTY OF Dallas)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that _____ whose name(s) 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 ___ day of _____, A. D., 2018.

My Commission Expires: _____

Notary Public

EXHIBIT "S"

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It is the purpose and intent of this Exhibit to alter the Grantee's form of ownership to Joint Tenants with Right of Survivorship. Unless the joint tenancy hereby 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 shall take as tenants in common.


Michael J. Juliano


Stephanie Juliano



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/30/2018 02:41:46 PM
\$25.00 DEBBIE
20180330000106960

