

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

**SOURCE OF TITLE:
Inst. #20180706000240280**

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

Send Tax Notice to:
Gerard A. D'Alessandro, Jr., Trustee
Gerard A. D'Alessandro, Jr. Qualified Personal Residence Trust
(1/2 Interest)
130 Elyton Drive
Birmingham, Alabama 35242
and
Gerard A. D'Alessandro, Jr., Trustee
Mikayla Weathers D'Alessandro Qualified Personal Residence Trust
(1/2 interest)
130 Elyton Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

**GERARD D'ALESSANDRO, JR. A/K/A GERARD A. D'ALESSANDRO, JR., and
MIKAYLA WEATHERS D'ALESSANDRO**, husband and wife,
whose mailing address is **130 Elyton Drive, Birmingham, Alabama 35242**

(hereinafter referred to each singularly as "Grantor" and collectively as "Grantors"), in hand paid by

**GERARD A. D'ALESSANDRO, JR., OR ANY SUCCESSOR(S), AS TRUSTEE OF THE
GERARD A. D'ALESSANDRO, JR. QUALIFIED PERSONAL RESIDENCE TRUST
U/A/D OCTOBER 22, 2019,**
whose mailing address is **130 Elyton Drive, Birmingham, Alabama 35242,**

and

**GERARD A. D'ALESSANDRO, JR., OR ANY SUCCESSOR(S), AS TRUSTEE OF THE
MIKAYLA WEATHERS D'ALESSANDRO QUALIFIED PERSONAL RESIDENCE TRUST
U/A/D OCTOBER 22, 2019,**
whose mailing address is **130 Elyton Drive, Birmingham, Alabama 35242**

(hereinafter referred to each singularly as a "Grantee" and collectively as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantees, **in equal undivided interests, as tenants in common**, the following described real property situated in Shelby County, Alabama (hereinafter sometimes referred to as the "**Property**"; the Property having a **property address of 130 Elyton Drive, Birmingham, Alabama 35242**, and an **Assessor's Market Value of \$603,500.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 09 1 02 2 002 043.000), to-wit:

Lot 21-11, according to the Survey of Mt. Laurel, Phase IIIB, Sector 2, as recorded in Map book 41, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

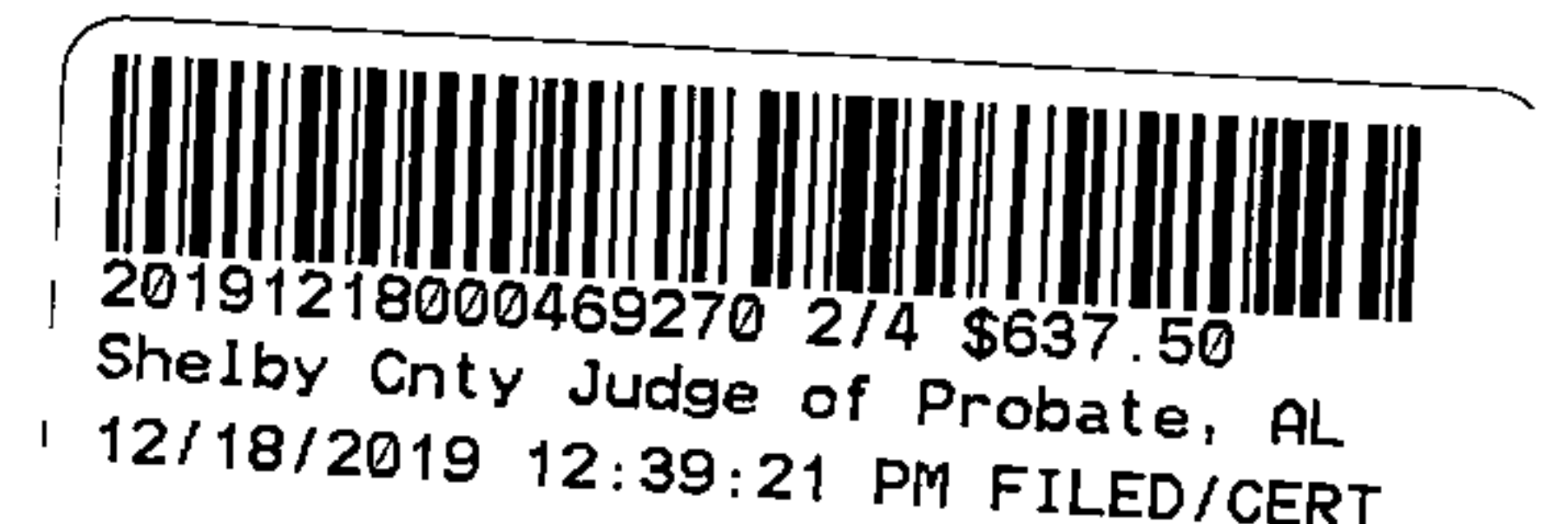
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Mortgage in original principal amount of \$520,500.00 to Regions Bank d/b/a Regions Mortgage dated April 24, 2019, and recorded on May 8, 2019, in Inst. #20190508000155040 in the Probate Office of Shelby County, Alabama.
3. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantors); all other recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; 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 Property.

TO HAVE AND TO HOLD to the said Grantees, in equal undivided interests, as tenants in common, their respective successors and assigns, in fee simple forever.

NOTE: The undivided one-half (1/2) interest in the Property conveyed hereby to the Grantee, Gerard A. D'Alessandro, Jr., or any Successor(s), as Trustee of the Gerard A. D'Alessandro, Jr. Qualified Personal Residence Trust U/A/D October 22, 2019, is specifically conveyed to such Grantee in his fiduciary capacity, to have, hold, maintain and distribute as a part of the trust (the "Gerard A. D'Alessandro, Jr. QPRT Trust") created under, and in strict accordance with the terms of, that certain irrevocable trust agreement (the "Gerard A. D'Alessandro, Jr. QPRT Agreement") entered into by Gerard A. D'Alessandro, Jr., as "Settlor" and as "Trustee" thereunder, dated October 22, 2019, entitled "The Gerard A. D'Alessandro, Jr. Qualified Personal Residence Trust" (the "Gerard A. D'Alessandro, Jr. QPRT Agreement"), for the benefit of the beneficiary(ies) thereof as provided therein.

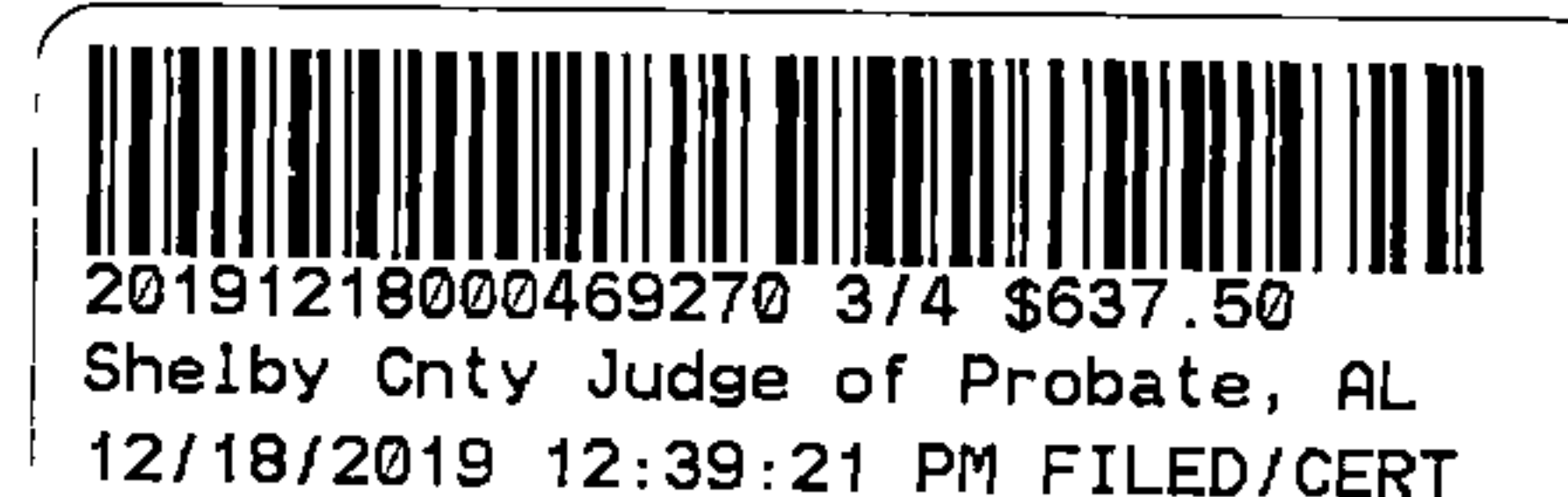


NOTE: The undivided one-half (1/2) interest in the Property conveyed hereby to the Grantee, Gerard A. D'Alessandro, Jr., or any Successor(s), as Trustee of the Mikayla Weathers D'Alessandro Qualified Personal Residence Trust U/A/D October 22, 2019, is specifically conveyed to such Grantee in his fiduciary capacity, to have, hold, maintain and distribute as a part of the trust (the "Mikayla Weathers D'Alessandro QPRT Trust") created under, and in strict accordance with, the terms of that certain irrevocable trust agreement entered into by Mikayla Weathers D'Alessandro, as "Settlor" thereunder, and Gerard A. D'Alessandro, Jr., as "Trustee" thereunder, dated October 22, 2019, entitled "The Mikayla Weathers D'Alessandro Qualified Personal Residence Trust" (the "Mikayla Weathers D'Alessandro QPRT Agreement"), for the benefit of the beneficiary(ies) thereof as provided therein.

NOTE: The Property **IS AND WILL REMAIN** the homestead of the Grantors, who are husband and wife. The Grantor, Gerard D'Alessandro, Jr. a/k/a Gerard A. D'Alessandro, Jr., is currently the primary beneficiary of the Gerard A. D'Alessandro, Jr. QPRT Trust and, as such beneficiary, has the right, under the Gerard A. D'Alessandro, Jr. QPRT Agreement, to the full use and possession of the Property as his homestead; and the Grantor, Mikayla Weathers D'Alessandro, is currently the primary beneficiary of the Mikayla Weathers D'Alessandro QPRT Trust, and, as such beneficiary, has the right, under the Mikayla Weathers D'Alessandro QPRT Agreement, to the full use and possession of the Property as her homestead.

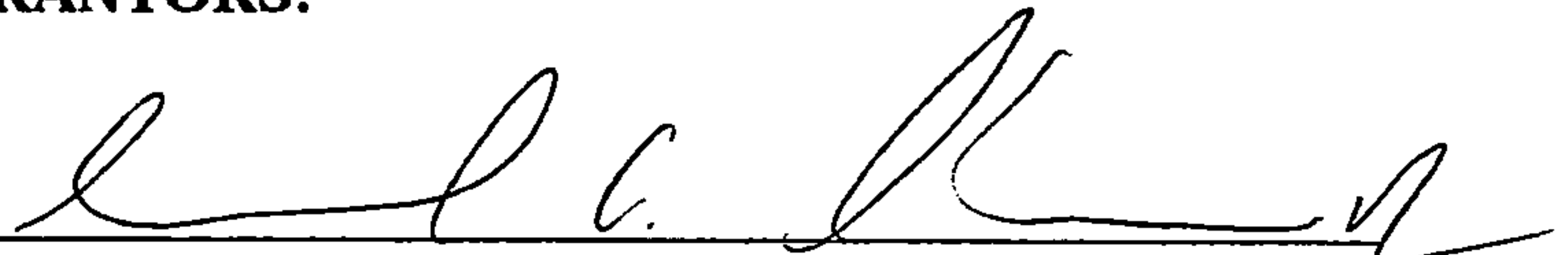
REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), to the best of each Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form. The Grantors attest that, to the best of their knowledge, such information so contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).


**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**



5th IN WITNESS WHEREOF, the said Grantors have hereto set their signatures and seals this the
day of December, 2019.

GRANTORS:


Gerard D'Alessandro, Jr. a/k/a Gerard A. D'Alessandro,
Jr.


Mikayla Weathers D'Alessandro

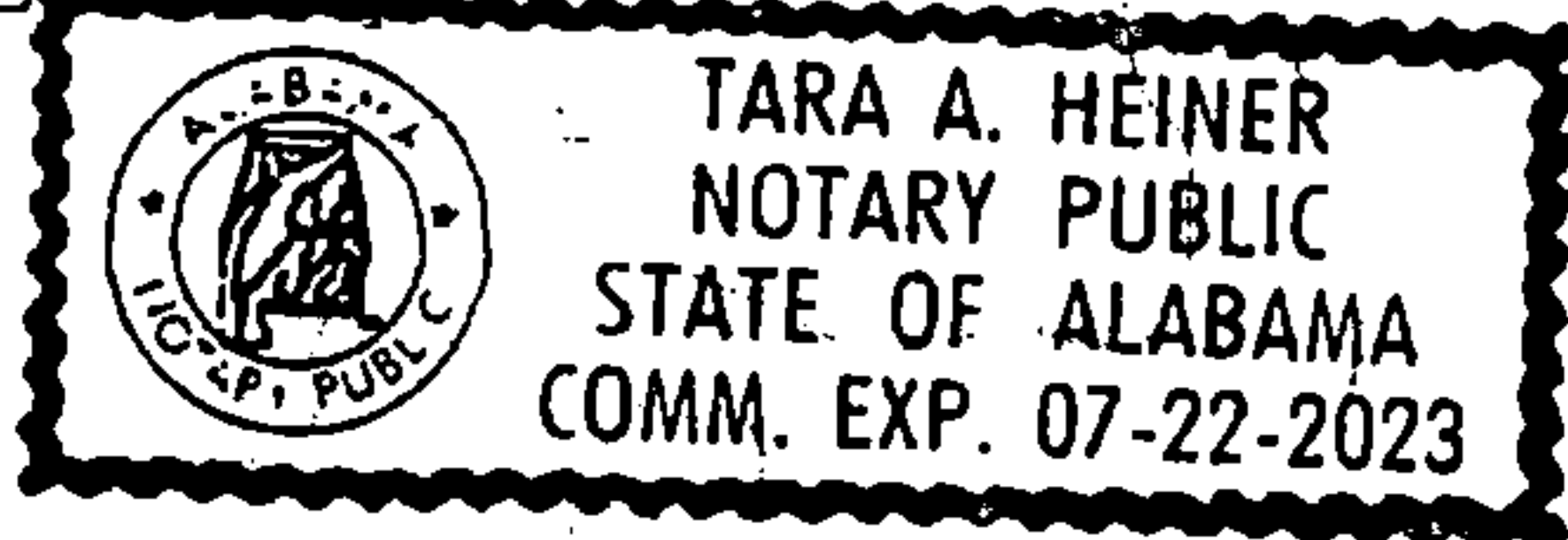
STATE OF ALABAMA)


COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerard D'Alessandro, Jr. a/k/a Gerard A. D'Alessandro, Jr., and Mikayla Weathers D'Alessandro, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

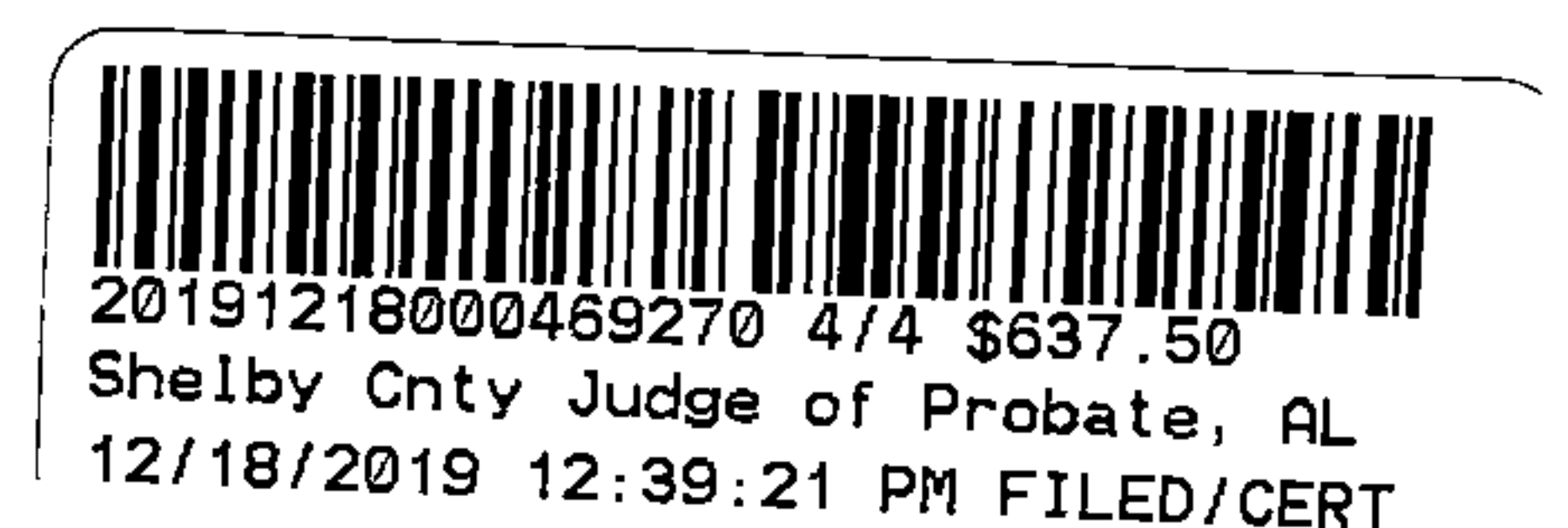
GIVEN under my hand and official seal, this 5th day of December, 2019.

[NOTARIAL SEAL]




Notary Public
My Commission Expires 07/22/23

This document prepared by:
Howard W. Neiswender, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



Shelby County, AL 12/18/2019
State of Alabama
Deed Tax: \$603.50