

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Tina F. Touliatos  
1005 Columbia Cir.  
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Six Hundred Sixty Thousand and 00/100 Dollars (\$660,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Gary Andrada Pulmano, and his wife, Kristi S. Pulmano**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Tina F. Touliatos and Paul F. Touliatos**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 2951, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Pages 33 A, B, C & D, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH non-exclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111; First Amendment to Declaration as recorded in Instrument 1996-17543 and Second Amendment to Declaration as recorded in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes Residential Subdivision, 29th Sector, recorded in Instrument 20051229000667930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

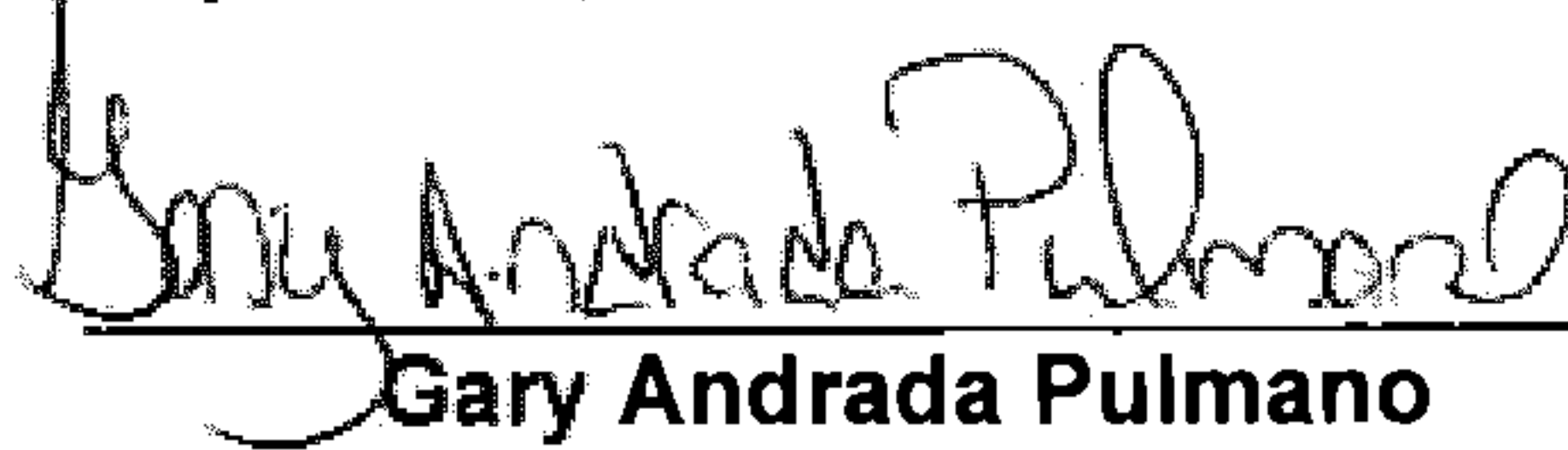

**\$627,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2022 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (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 herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have set our hands and seals, this **19th day of September, 2022.**

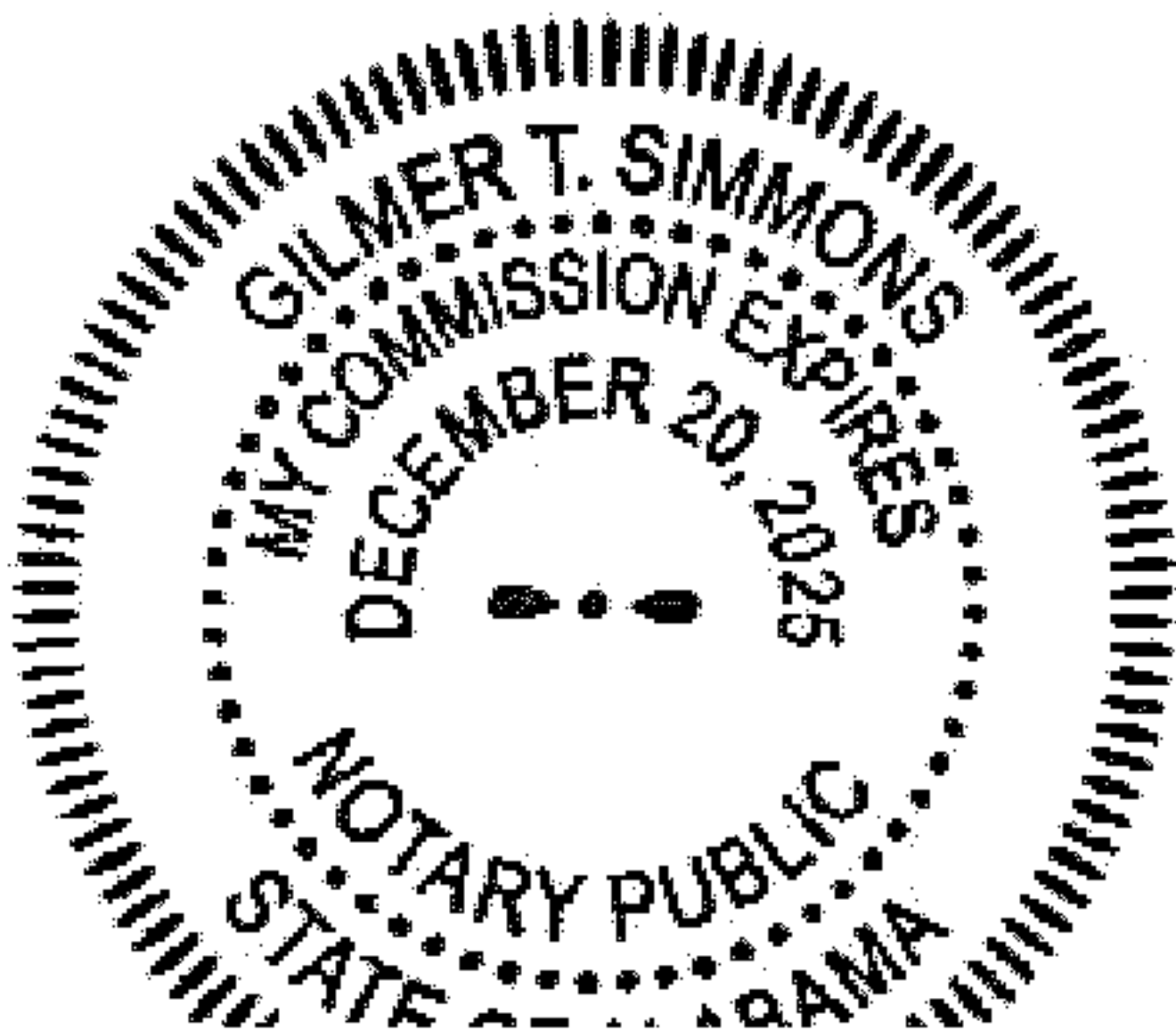
 (Seal)  (Seal)  
**Gary Andrada Pulmano** **Kristi S. Pulmano**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Gary Andrada Pulmano and Kristi S. Pulmano**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **19th day of September, 2022.**

  
Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2025**



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Gary Andrada Pulmano Date of Sale: September 19th, 2022  
Grantor Name: Kristi S. Pulmano  
Mailing Address: 1005 Columbia Cir. Total Purchase Price: \$660,000.00  
Birmingham, Alabama, 35242 Or  
Actual Value: \$  
Property Address: 1005 Columbia Cir. Or  
Birmingham, Alabama, 35242 Assessor's Market Value: \$

Grantee Name: Tina F. Touliatos  
Grantee Name: Paul F. Touliatos  
Mailing Address: 1021 Eagle Nest Circle  
Birmingham, AL, 35242

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 Appraisal  
Sales Contract Other  
XX 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 Section 40-22-1 (h).

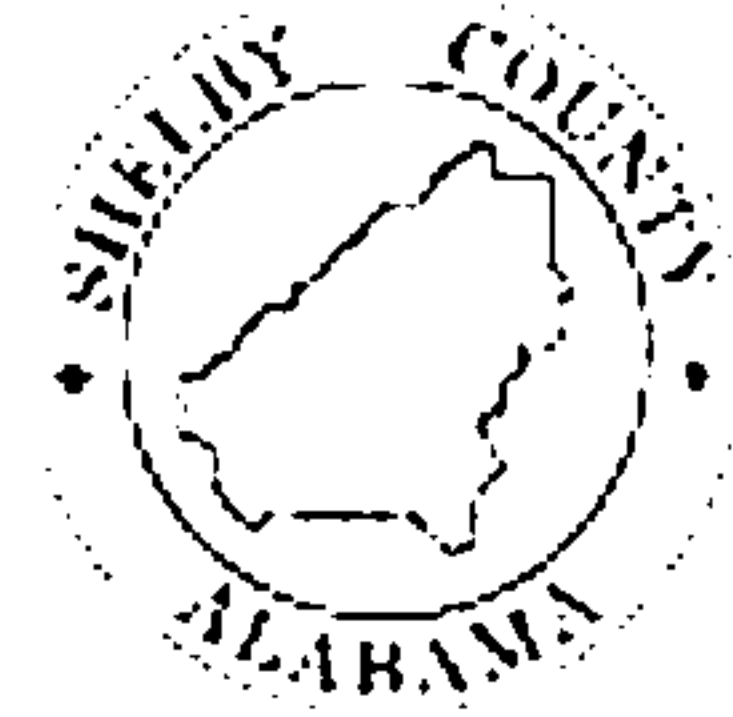
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: September 19th, 2022

Print: Gary Andrada Pulmano

Unattested (verified by)

Sign: Kristi S. Pulmano  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/22/2022 01:44:29 PM  
\$58.00 PAYGE  
20220922000366120

Alicia S. Boyd