

Send Tax Notice To:
Katrina Y. Tudisco and Charles J. Tudisco
4029 Water Willow Lane
Birmingham, Alabama 35243

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 15TH day of September, 2023, by KATRINA Y. TUDISCO and husband, CHARLES J. TUDISCO, (hereinafter referred to as the "Grantor"), to KATRINA Y. TUDISCO and CHARLES J. TUDISCO, JR., TRUSTEE OF THE CHARLES JOSEPH TUDISCO, JR. REVOCABLE LIVING TRUST, DATED THE 1ST DAY OF FEBRUARY, 2018, (hereinafter referred to as the "Grantee") as tenants in common.

Katrina Y. Tudisco is only signing as spouse to allow the transfer of Charles J. Tudisco's HALF INTEREST into his Trust.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Five Thousand Six Hundred Sixty Three and 50/100th Dollars (\$285,663.50) paid to the undersigned Grantors by Grantees, receipt of which is acknowledged by Grantors, the said Grantors, do by these presents grant, bargain, sell and convey unto the Grantees, the following described real estate, situated in Shelby County, Alabama:

Lot 3014, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88A &B, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all 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 subject to the following:


1. 2023 ad valorem taxes, a lien but not yet due and payable.
2. Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines,


3. Subject to a life estate reserved in Katrina Y. Tudisco.
4. Subject to a life estate reserved in Charles J. Tudisco aka Charles J. Tudisco Jr.

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the undersigned has hereunto set their hand and seal this 15th day of September, 2023

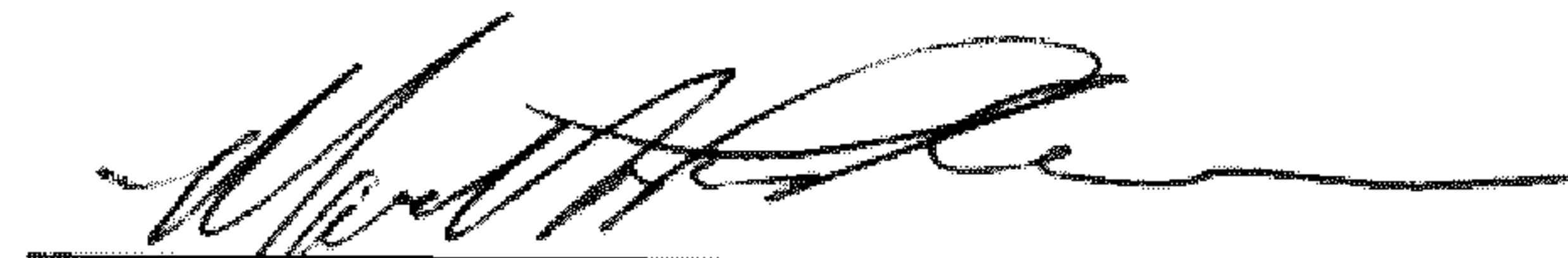

KATRINA Y. TUDISCO


CHARLES J. TUDISCO

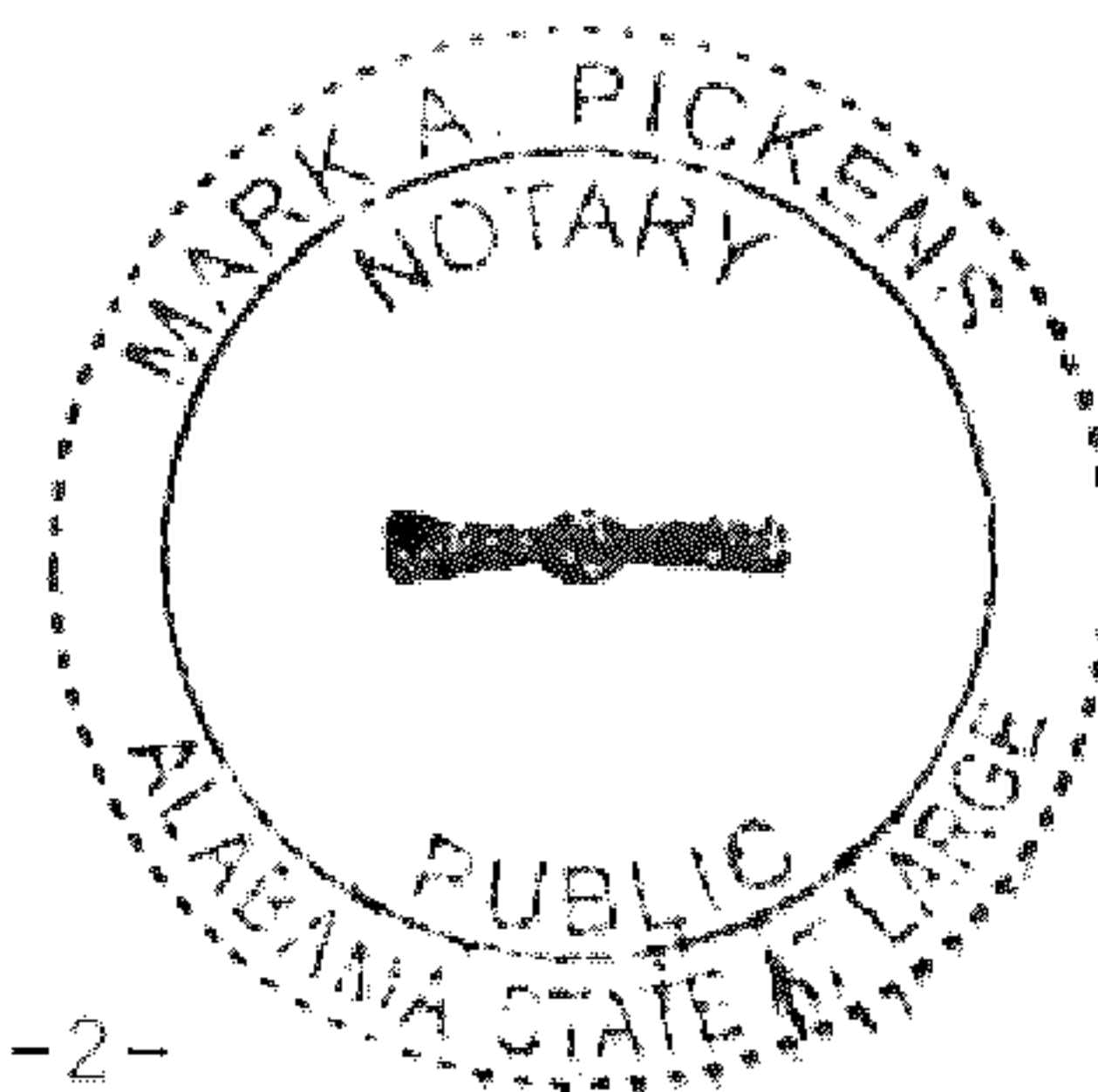
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KATRINA Y. TUDISCO AND CHARLES J. TUDISCO, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 2023.


Notary Public
My Commission Expires: 3-10-2025

THIS INSTRUMENT PREPARED BY
Mark A. Pickens, Esq.
Mark A. Pickens, P.C.
PO Box 26101
Birmingham, Alabama 35260



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Katrina Y. Tudisco
 Mailing Address Charles J. Tudisco
4029 Water Willow Lane
Birmingham, AL 35243

Grantee's Name Katrina Y. Tudisco
 Mailing Address Charles J. Tudisco Jr. Trustee of the
4029 Water Willow Lane
Birmingham, AL 35243

Property Address 4029 Water Willow Lane
Birmingham, AL 35243

Date of Sale 09/15/2023

Total Purchase Price \$ 1/2 interest 285663.50

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/18/2023 08:14:45 AM
 \$318.00 BRITTANI
 20230918000278850

Alvin S. Boyd

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 1/2 interest of Charles Tudisco to Charles Tudisco Trust

☐ 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 9/15/23

Print MARK A. Pickens

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one