

Send tax notice to:  
Paul and Cindy Ferlitto Joint Revocable  
Management Trust dated June 21, 2024  
Paul J. Ferlitto, Jr. & Cindy R. Ferlitto, Trustees  
150 Hidden Meadows Lane  
Wilsonville, Alabama 35186

**TITLE NOT EXAMINED**  
This instrument prepared by:  
Robert T. Gardner  
Gardner Law, LLC  
300 Office Park Drive, Suite 175  
Birmingham, Alabama 35223

Assessor's Property Tax Parcel/Account Number: 20 3 05 0 000 037.002

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )



20240729000231940 1/3 \$430.50  
Shelby Cnty Judge of Probate, AL  
07/29/2024 10:41:33 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Paul J. Ferlitto and Cindy R. Ferlitto, a married couple residing at 150 Hidden Meadows Lane, Wilsonville, Alabama 35186 (the "Grantors"), the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell, and convey unto Paul Joseph Ferlitto, Jr. and Cindy Rebecca Ferlitto, Trustees of the Paul and Cindy Ferlitto Joint Revocable Management Trust indenture dated June 21, 2024 (the "Grantee"), all of the Grantors' right, title, and interest in the following described real property situated, lying and being in Shelby County, Alabama, to-wit:

**LOT 1, ACCORDING TO THE MAP OF HIDDEN MEADOWS, AS RECORDED IN MAP BOOK 23, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.**

**SUBJECT TO TAXES FOR 2002 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND PERMITS OF RECORD.**

**TO HAVE AND TO HOLD** unto the Grantee, its heirs, successors and assigns forever, subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All other easements, encumbrances, restrictions, rights of way, covenants, encroachments, set-back lines, agreements and all other matters of record which are applicable to the above-described real property or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

Shelby County, AL 07/29/2024  
State of Alabama  
Deed Tax: \$402.50



20240729000231940 2/3 \$430.50  
Shelby Cnty Judge of Probate, AL  
07/29/2024 10:41:33 AM FILED/CERT

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantors' Name and Mailing Address:

Paul J. Ferlitto and Cindy R. Ferlitto  
150 Hidden Meadows Lane  
Wilsonville, Alabama 35186

Grantee's Name and Mailing Address:

Paul and Cindy Ferlitto Joint Revocable  
Management Trust dated June 21, 2024  
Paul J. Ferlitto, Jr. & Cindy R. Ferlitto, Trustees  
150 Hidden Meadows Lane  
Wilsonville, Alabama 35186

Property Address: 150 Hidden Meadows Lane, Wilsonville, Alabama 35186

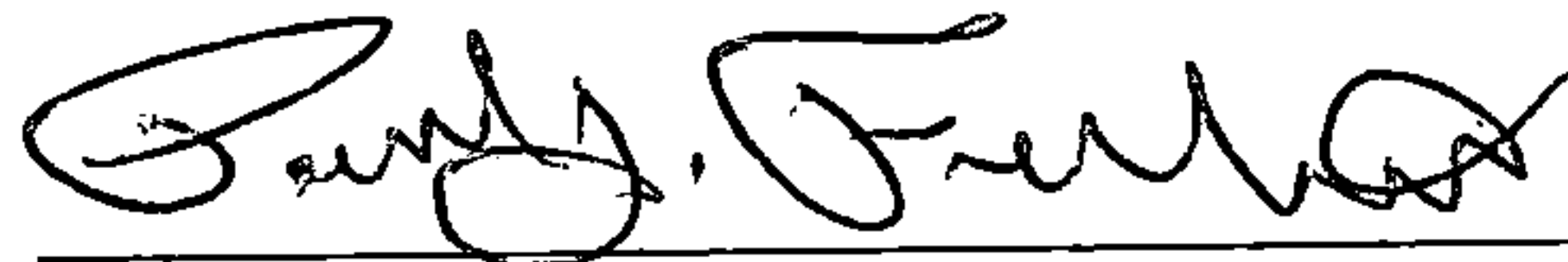
Property Value: \$402,080.00 (based on the most recent tax assessment)

The Real Property is the same property conveyed by that certain Warranty Deed recorded on September 17, 2002, as Instrument Number 447710 in the Office of the Judge of Probate in Shelby County, Alabama.

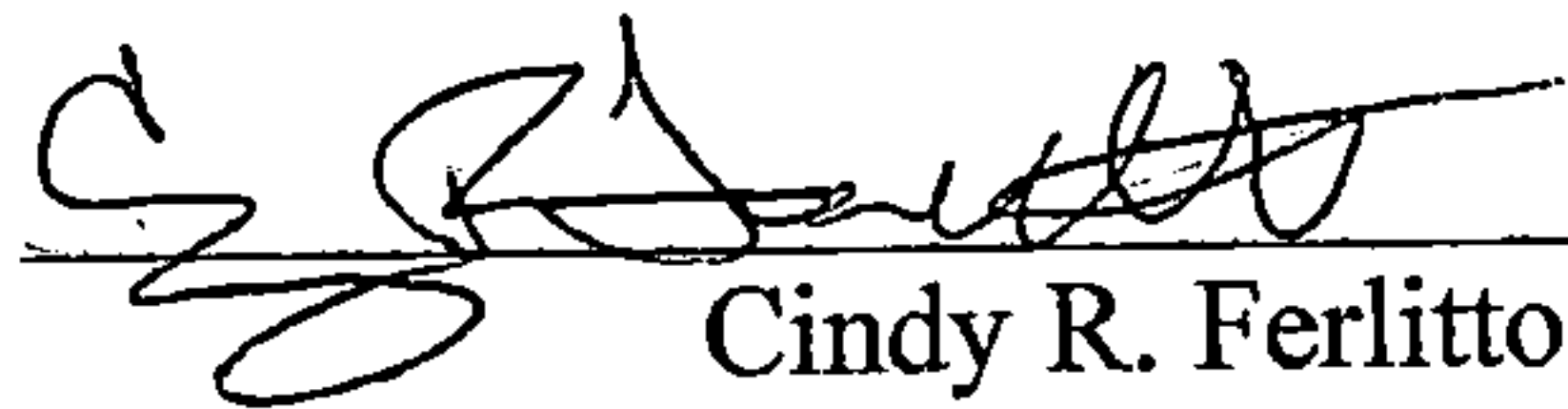
*(remainder of page intentionally left blank)*



IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal this 10<sup>th</sup> day of July 2024.



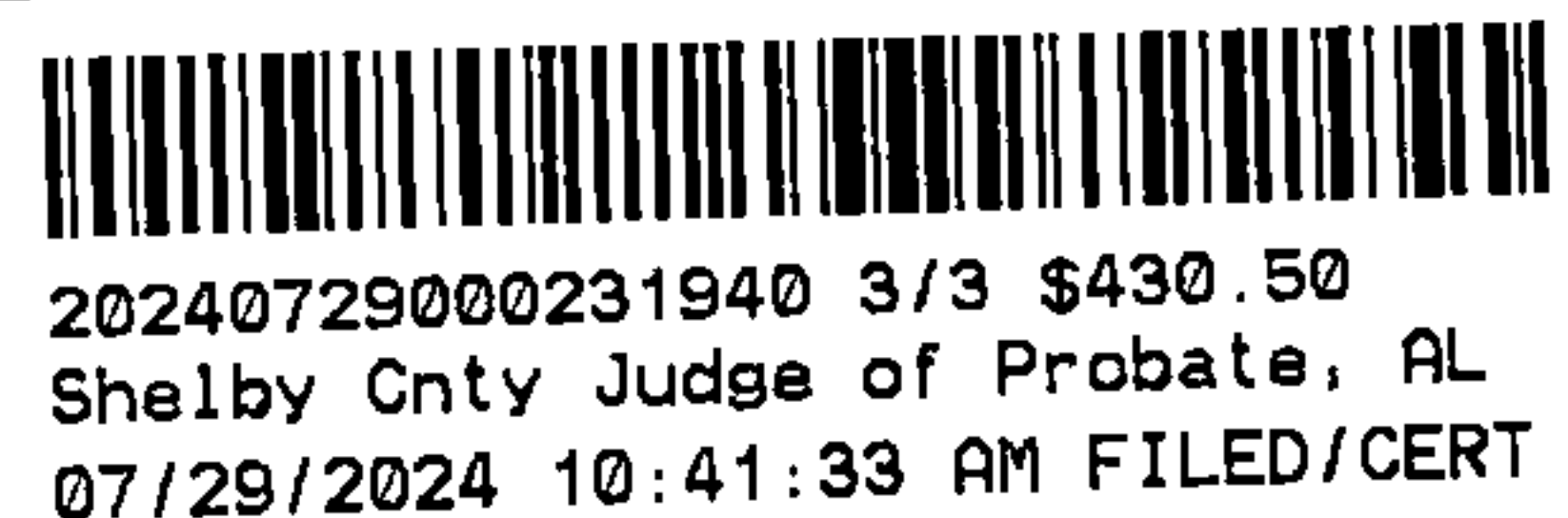
Paul J. Ferlitto



Cindy R. Ferlitto

STATE OF ALABAMA )

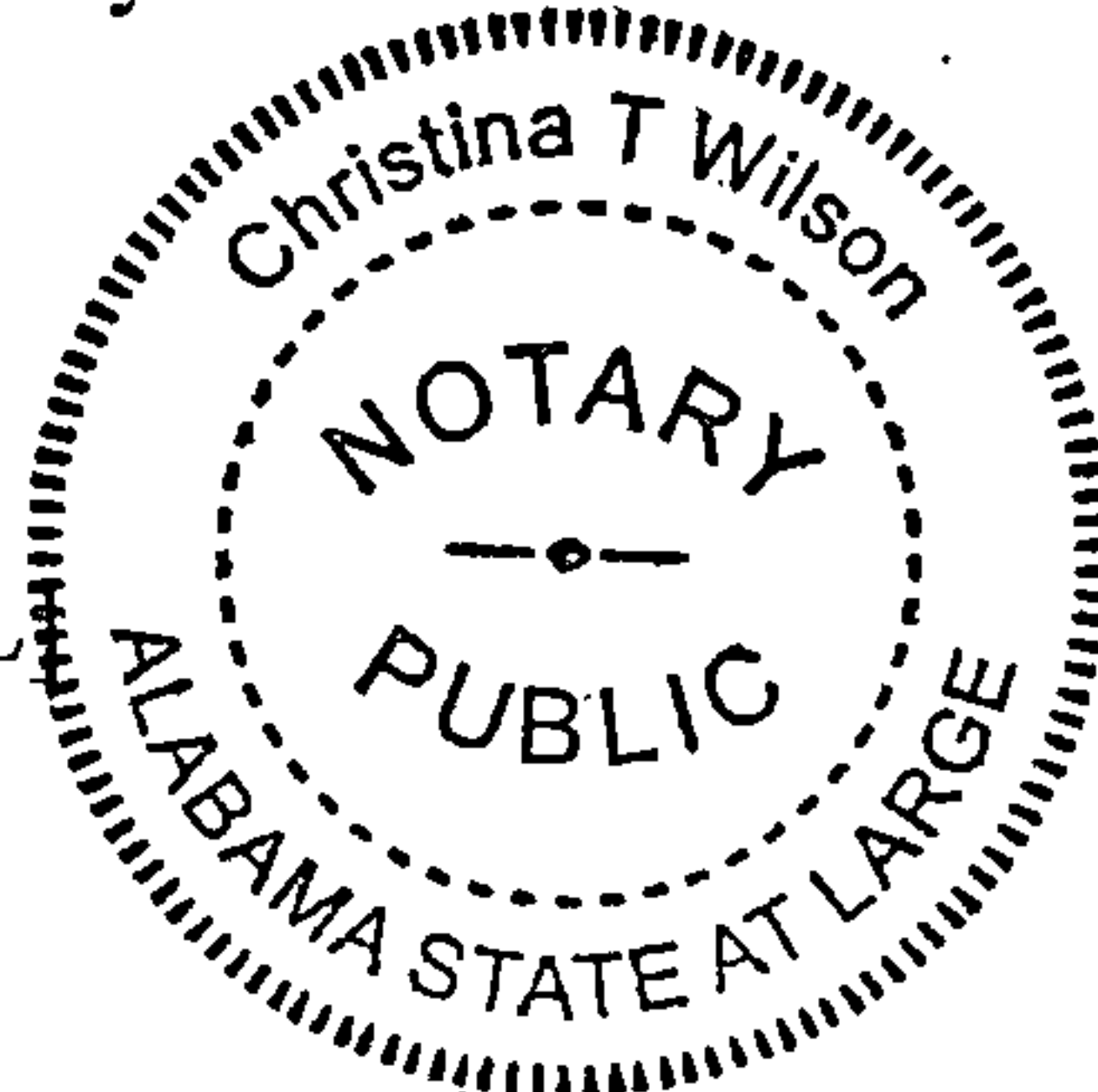
Shelby COUNTY )

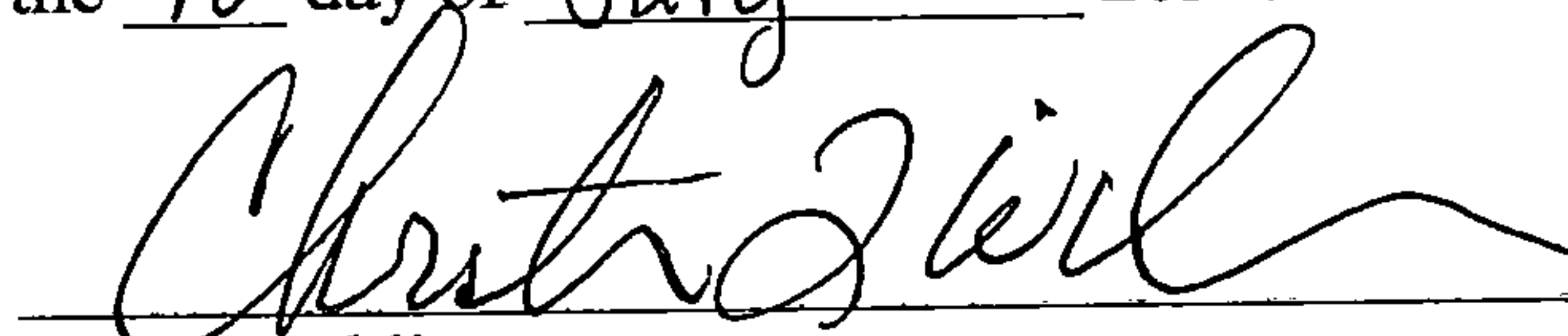


I, the undersigned, a notary public in and for said county in said state, hereby certify that Paul J. Ferlitto, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 10 day of July 2024.

[NOTARIAL SEAL]





Notary Public

My commission expires: April 28, 2027

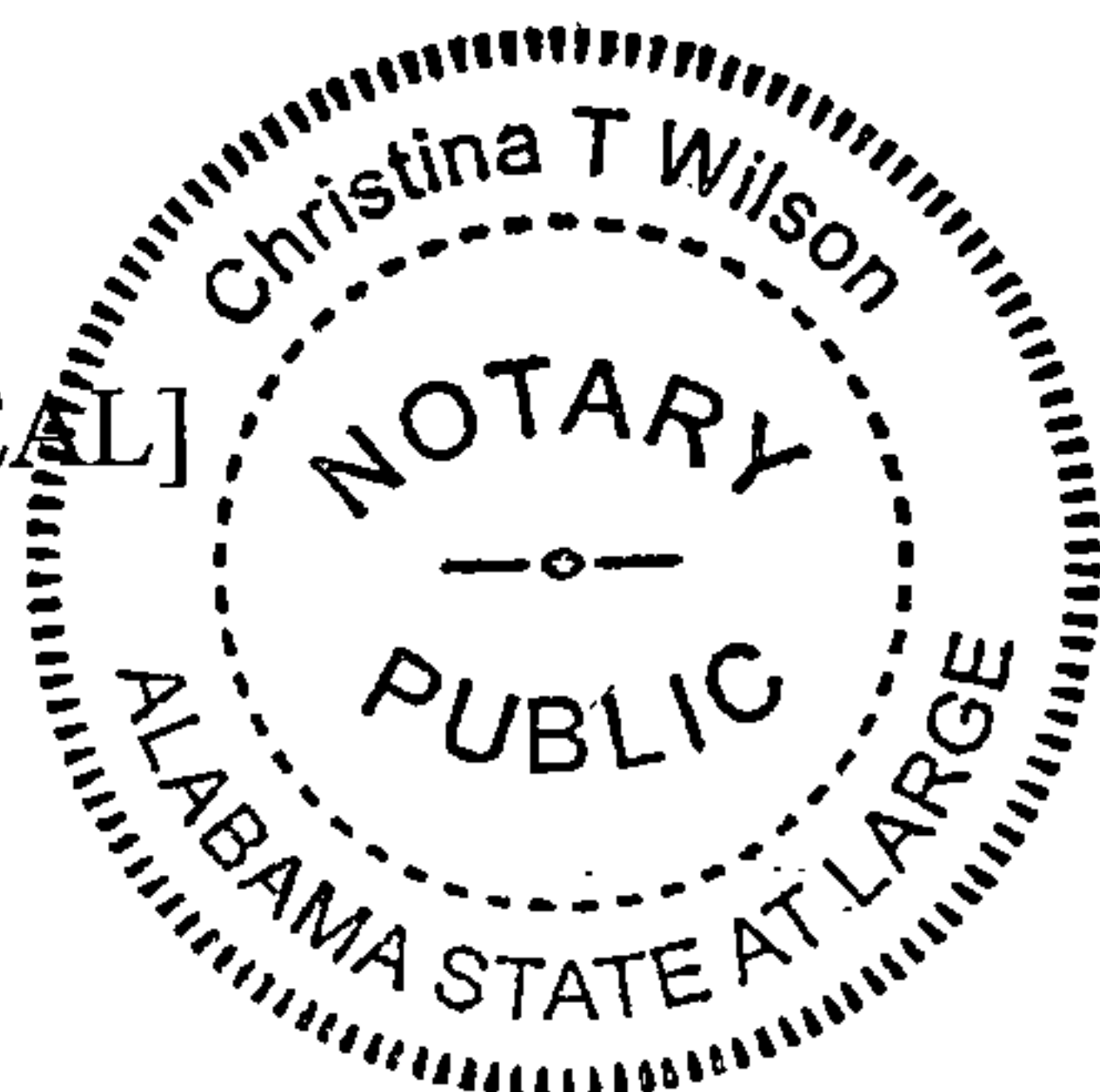
STATE OF ALABAMA )

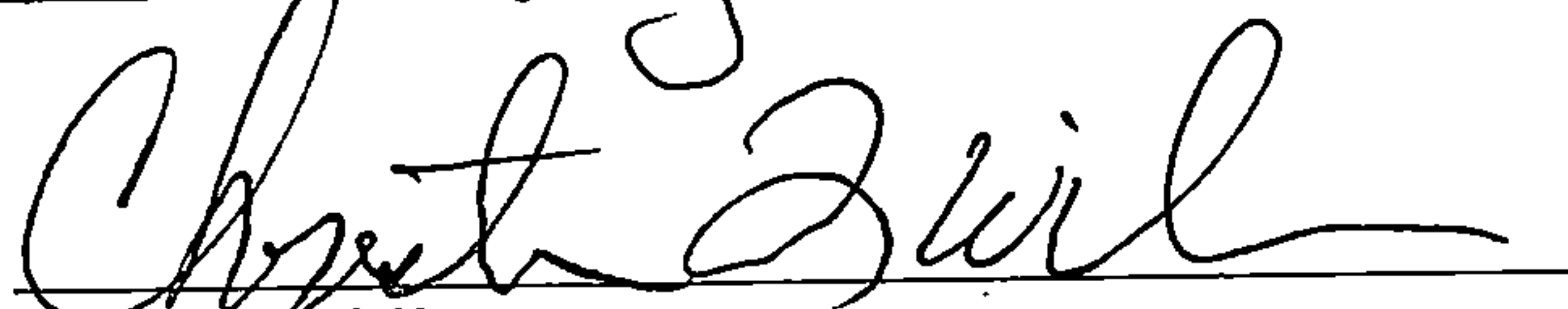
Shelby COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Cindy R. Ferlitto, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on the 10 day of July 2024.

[NOTARIAL SEAL]





Notary Public

My commission expires: April 28, 2027