

end Tax Notice to:
Lorenzo Palmieri and Elena Palmieri
133 Rossburg Drive
Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-1527**

STATE OF ALABAMA
COUNTY OF SHELBY

Actual Value: \$235,000.00
Conveying 1/3 Interest: \$78,333.33

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN DOLLARS AND 00/100 (\$10.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Lorenzo Palmieri and Elena Palmieri, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is

918 45th Street, Oakland, CA 94608

by **Lorenzo Palmieri, Elena Palmieri, and Fontina Marie Palmieri (herein referred to as "Grantee," whether one or more),** whose mailing address is

133 Rossburg Drive, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **133 Rossburg Drive, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs 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 1 day of March 2025


Lorenzo Palmieri


Elena Palmieri

STATE OF _____
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that **Lorenzo Palmieri and Elena Palmieri** whose name(s) is/are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2025.

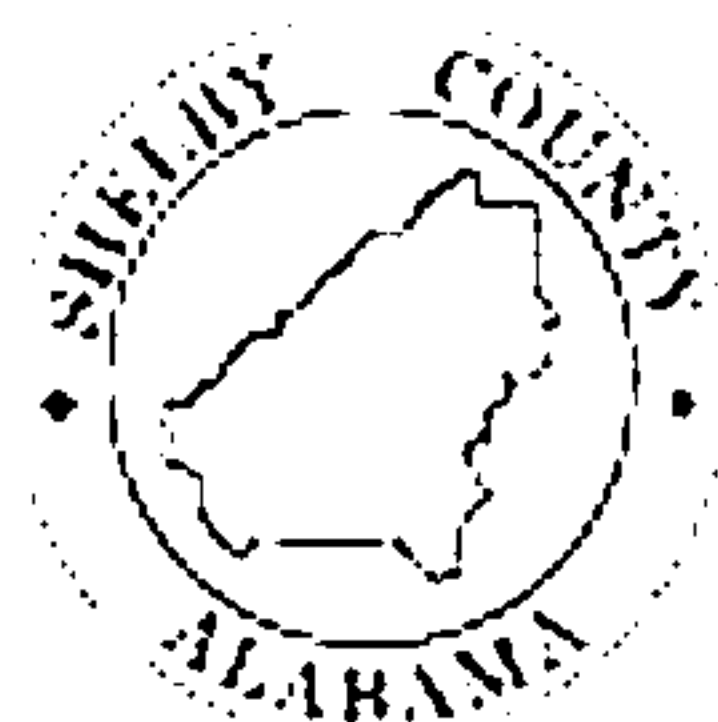
Notary Public
My Commission Expires:

**Please see attached
for CA Civil Code
Sec. 1189 Compliant
Acknowledgment or
CA Gov. Code Sec.
8202 Compliant Jurat**

EXHIBIT A

Property 1:

LOT 78, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR 1, AS RECORDED IN MAP BOOK 35
PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY
COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2025 02:10:10 PM
\$110.50 JOANN
20250306000067620

Allen S. Bayl