

This instrument was prepared by:  
Matthew Kidd  
Kidd and Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
Herbert R. Caillouet  
97 Deerwood Lake Dr  
Harpersville, AL 35078

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE MILLION FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$1,475,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**John N. Lauriello, a married person**

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

**SAH Property Group, LLC, a 90% interest**

**AND**

**Herbert R. Caillouet and Bonnie G. Caillouet, a 10% interest, for life, and upon their deaths, to  
Cara Hanna**

(herein referred to as Grantees), in the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED**


**SUBJECT TO ALL MATTERS OF RECORD**


**Note: John N. Lauriello is one and the same as John Lauriello, grantee in that certain Quitclaim Deed recorded in Instrument #20140902000274240.**

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

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

IN WITNESS WHEREOF, We have hereunto set my hand and seal this 7th day of March, 2025.

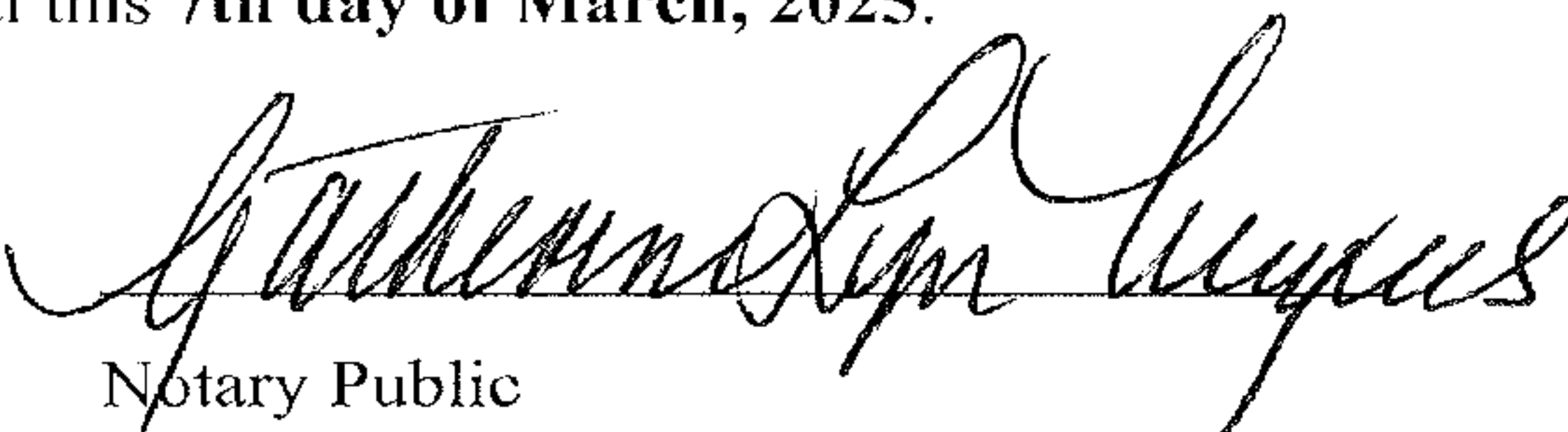
  
\_\_\_\_\_  
John N. Lauriello

  
\_\_\_\_\_  
Beth Lauriello

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John N. Lauriello and Beth Lauriello**, whose name 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **7th day of March, 2025**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

**MY COMMISSION EXPIRES APRIL 8, 2026**

**EXHIBIT A**

**Parcel I:**

**Lot 1A, according to the Survey of Durward's Subdivision, as recorded in Map Book 24, page 139, in the Probate Office of Shelby County, Alabama.**

**Parcel II:**

**A parcel of land situated in the NW 1/4 of Section 19 and the SW 1/4 of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:**

**Begin at the NW corner of Lot 1 Deerwood Lake 2<sup>TM</sup> Sector, as recorded in Map Book 21, page 57, in the Office of the Judge of Probate of Shelby County, Alabama; thence run northeasterly along the North line of said lot 19.74' to a point on a non-tangent curve to the right with a radius of 829.14' and an arc length of 205.09'; thence turn an interior angle to the left of 173° 37'32" to the chord of said curve and run northeasterly a chord distance of 204.57'; thence continue northeasterly along the North line of said lot a distance of 112.30' to a point on a curve to the right with a radius of 25.00' and a chord length of 35.63'; thence run southeasterly along said curve an arc length of 39.66'; thence turn an interior angle of 45° 27'10" from the chord of said curve and run northeasterly 85.41' to a point on the northerly right-of-way of Deerwood Lake Drive; thence turn an interior angle to the right of 99° 05'40" and run southwesterly along said right-of-way 138.65' to a point on a curve to the left with a radius of 889.14' and a chord length of 194.51'; thence run southwesterly along the arc of said curve 194.90' to a point on the edge of a lake; thence turn an interior to the right of 128° 30'08 from the chord of said curve and run southwesterly along said lake 20.21'; thence turn an interior to the left of 145° 27'15" and run southeasterly along said lake 34.25' to a point on a curve to the left with a radius of 20.16' and a chord length of 40.24'; thence run southeasterly along said lake an arc length of 60.67' to the point of beginning. Said parcel situated in Shelby County, Alabama.**

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

Grantor's Name	John N. Lauriello	Grantee's Name	Herbert R. Caillouet, Bonnie G. Caillouet, C. Hanna, and SAH Property Group, LLC
Mailing Address	<u>2700 Arlington Ave Apt 13</u> <u>Birmingham, AL 35205</u>	Mailing Address	<u>97 Deerwood Lake Dr.</u> <u>Harpersville, AL</u> <u>35078</u>
Property Address	<u>97 Deerwood Lake Dr</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>3/7/25</u>
		Total Purchase Price	<u>\$1,475,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 3/7/25

Print

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/07/2025 01:18:16 PM**  
**\$1509.00 BRITTANI**  
**20250307000068760**

**Form RT-1**

*Brittani S. Bayl*