

**SEND TAX NOTICE TO:**

Lori Bond Raynor and Jasper Cheyenne Raynor  
1513 Secretariat Drive  
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Samuel A. Ciulla, Jr., an unmarried man**, whose address is **3505 William and Mary Rd., Hoover, AL 35216**

(hereinafter "Grantor", whether one or more), by **Lori Bond Raynor and Jasper Cheyenne Raynor**, whose address is 1513 Secretariat Drive, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Lori Bond Raynor and Jasper Cheyenne Raynor, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1513 Secretariat Drive, Helena, AL 35080 to-wit:**

**Lot 7, according to the survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10 Page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Samuel A. Ciulla, Jr. is the surviving grantee of that deed recorded on 05/08/1995 in Instrument Number 1995-12002, in the Probate Office of Shelby County, Alabama; the other grantee, Julie V. Ciulla, having died on or about the 27th day of September, 2023.**

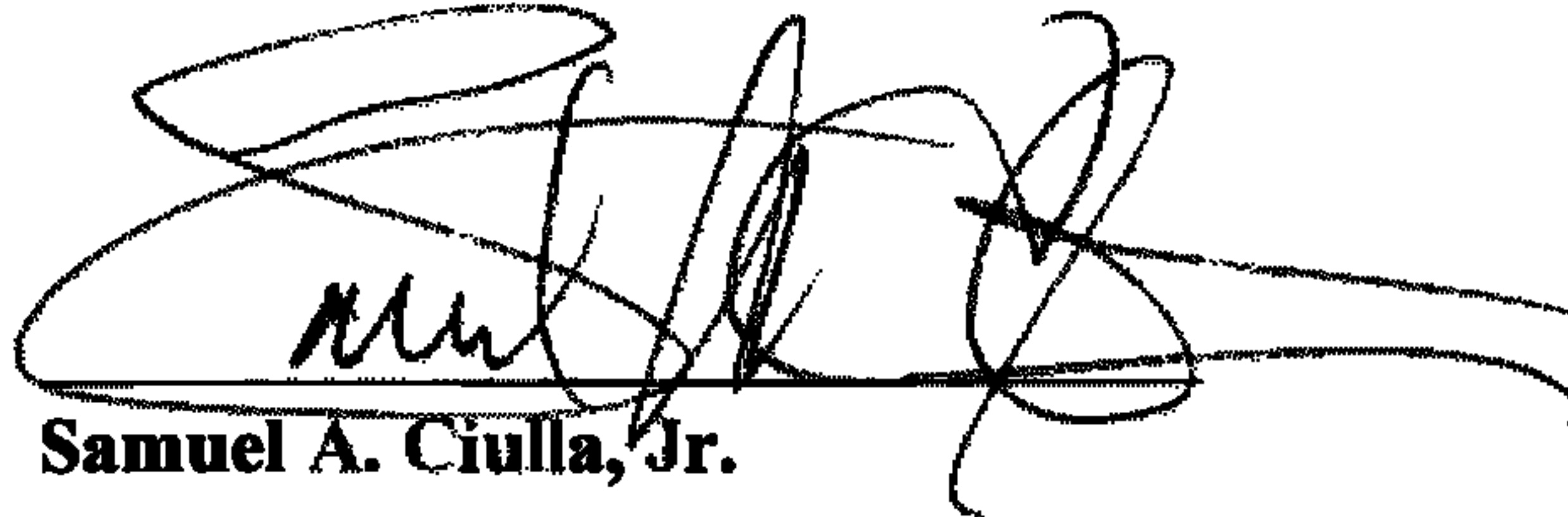
**Samuel A. Ciulla, Jr. is also known as Samuel Ciulla and Samuel A. Ciulla, he being one and the same person.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$130,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

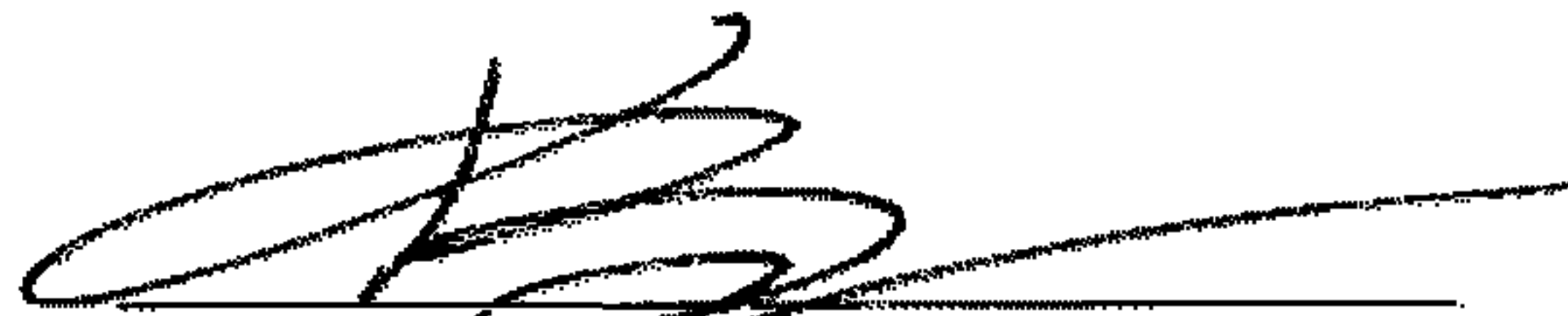
**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 22nd day of April, 2025.

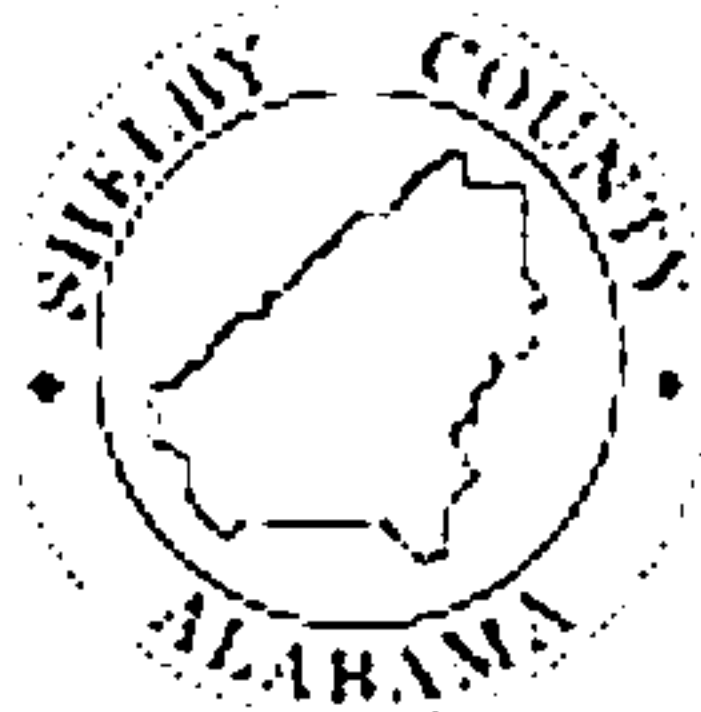
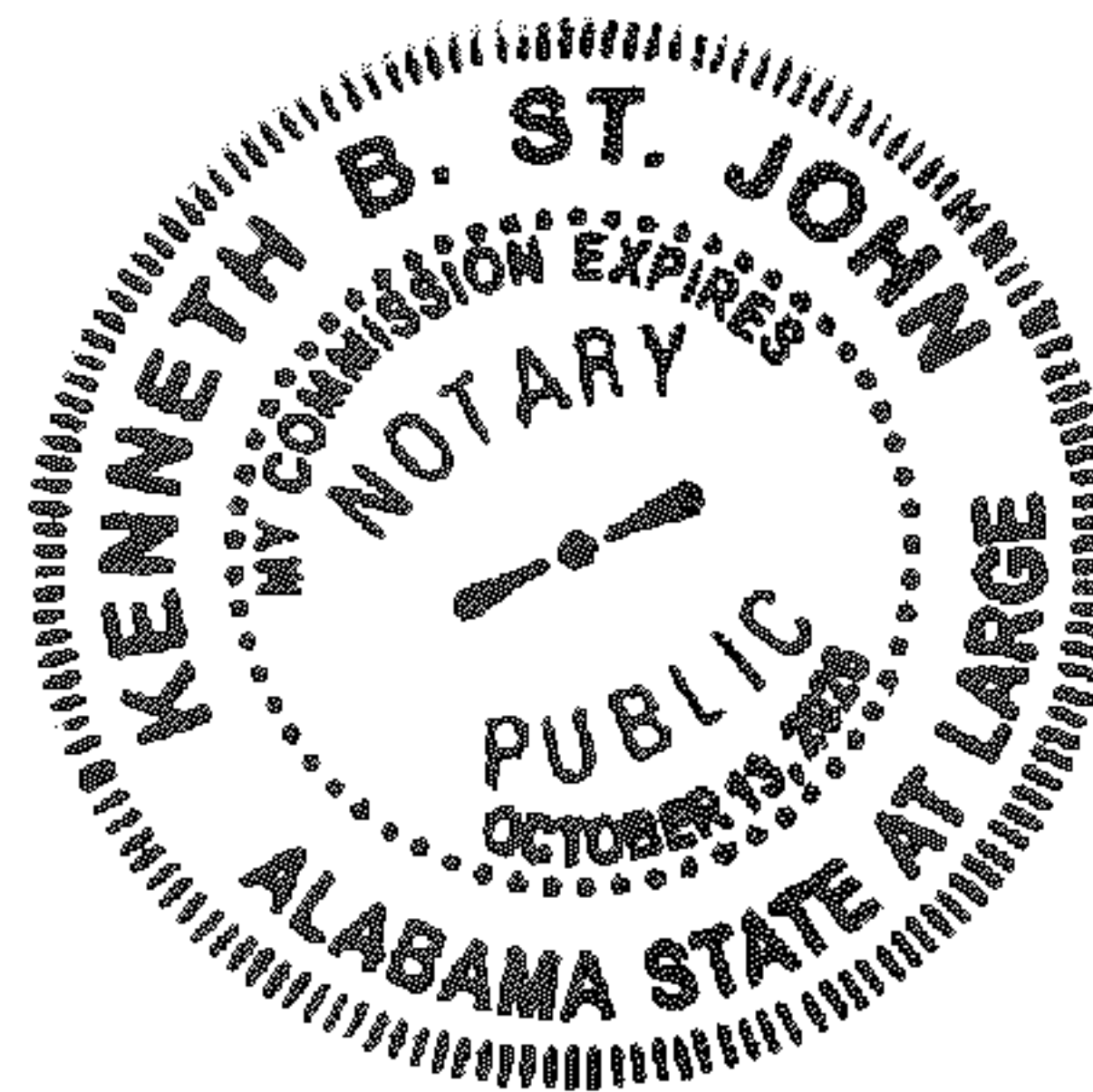
  
**Samuel A. Ciulla, Jr.**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Samuel A. Ciulla, Jr.**, 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 official seal this 22nd day of April, 2025.

  
Notary Public  
Printed Name: Kenneth B. St. John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/22/2025 01:03:27 PM  
\$261.00 PAYGE  
20250422000119160

*Allie S. Bayl*