

WARRANTY DEED

STATE OF ALABAMA) **Send Tax Notice to:**
) Patrick M. Lozito
COUNTY OF SHELBY) 248 Kensington Lane
) Alabaster, AL 35007

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH BY: W. Eric Pitts, W. Eric Pitts LLC, P.O. Box 280, Alabaster, AL 35007, (205) 216-4418. No title opinion requested, none rendered. Legal description supplied by Grantors.

KNOW ALL MEN BY THESE PRESENTS that **Patrick Lozito, an unmarried man**, (hereinafter "GRANTOR"), for and in consideration of the sum of **Ten and no/100 U.S. Dollars (\$10.00)**, to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Patrick M. Lozito and Catherine J. Lozito** (hereinafter "GRANTEES"), for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 7, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama; being in Shelby County, Alabama.

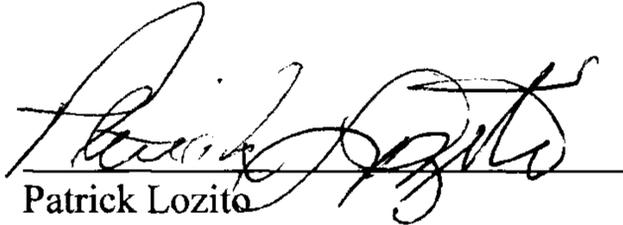
Patrick Lozito is the surviving grantee under that certain deed dated March 18, 2015 and recorded in the Office of the Judge of Probate of Shelby County, Alabama on March 24, 2025 at Instrument No. 20150324000091760; the other Grantee, Lynn Wallace Lozito, having died on May 21, 2025.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the last remaining survivor forever.

GRANTOR DOES HEREBY COVENANT, for himself, his successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, (a) that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his hand and seal on this the 2nd day of June, 2025.

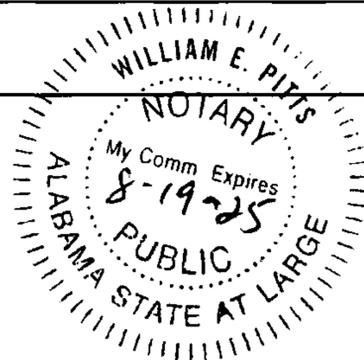

Patrick Lozito

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **THE UNDERSIGNED AUTHORITY**, ²⁹⁶ a Notary Public in and for said county, hereby certify that Patrick Lozito and ~~Patrick M. Lozito~~ whose names 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 said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 2nd day of June, 2025.


NOTARY PUBLIC
My Commission Expires: _____





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 11:54:38 AM
\$200.00 BRITTANI
20250605000172890

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Patrick Lozito
Mailing Address _____
179 General Jackson Memorial Dr.
Sylacauga, AL 35151

Grantee's Name Patrick M. Lozito and Catherin J. Lozito
Mailing Address _____
248 Kensington Lane
Alabaster, AL 35007

Property Address 2050 Chandalar Ct.
Pelham, AL 35124

Date of Sale 6/2/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 171,600

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Appraisal

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 6/2/25

Print W. Eric Pitts

Unattested _____
(verified by)

Sign *W. Eric Pitts* _____
(Grantor/Grantee/Owner/Agent) circle one