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06/30/2025 10:41:24 AM
DEEDS 1/5

This instrument prepared by:
John Denis Catalano
3165 Bradford Place
Birmingham, Alabama 35242

Send Tax Notice:
John Denis Catalano
3165 Bradford Place
Birmingham, Alabama 35242

Warranty Deed

THIS WARRANTY DEED, made and entered into on this ____ day of _____, 2025, by and between:

John Denis Catalano and Virginia Lee Catalano,
as joint tenants with right of survivorship,
3165 Bradford Place
Birmingham, Alabama 35242,

Grantors, and

**John Denis Catalano and Michael A. Catalano, Trustees, or their successors in interest, of
the J. Denis Catalano Revocable Trust dated August 15, 2012, and any amendments
thereto**
3165 Bradford Place
Birmingham, Alabama 35242

Grantees.

WITNESSETH that the Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to them paid by the Grantees the receipt of which is hereby acknowledged, do by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM to the Grantees, their successors and assigns, the following described lots, tracts, or parcels of land lying, being and situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit A

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the

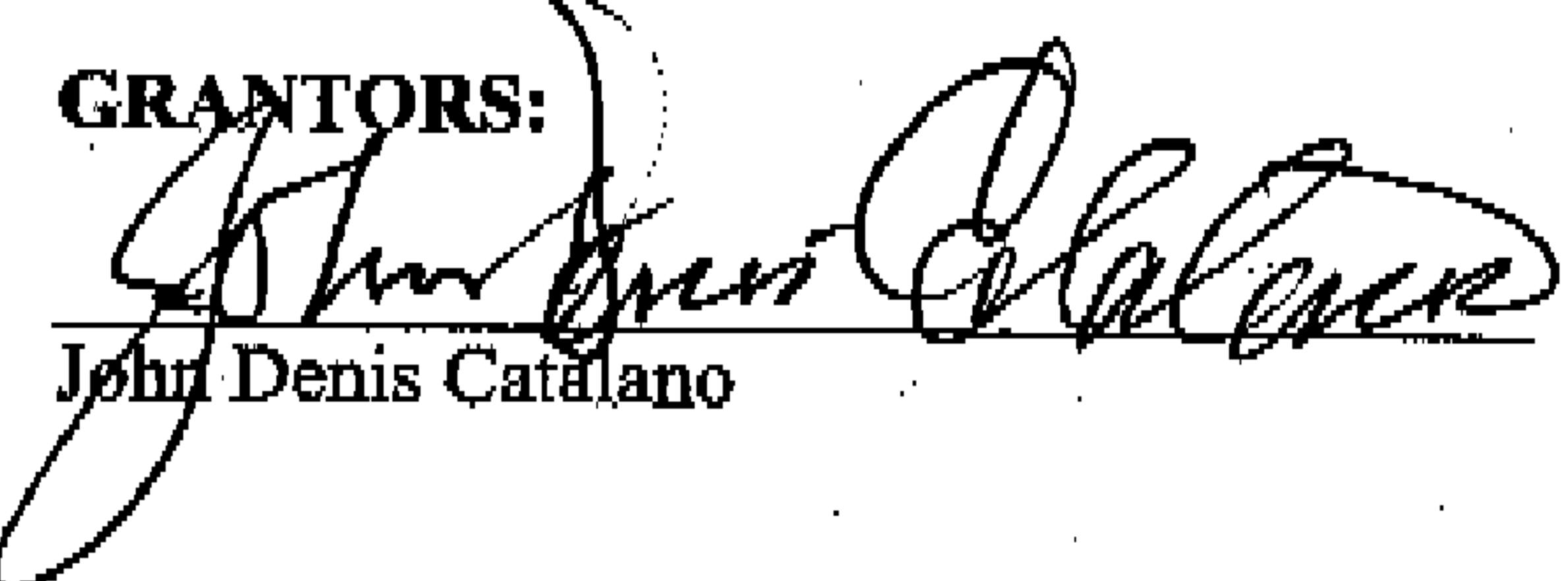
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Grantees and unto their successors, representatives and assigns forever; the Grantors hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by them except existing deed(s) of trust on the premises, if any; that they will WARRANT and DEFEND the title to the said premises to Grantees and to their successors, representatives, and assigns forever, against the lawful claims and demands of all person claiming under them, but none other.

By execution of this Warranty Deed, Grantees in their capacity as Trustees hereby assume and agree to pay any and all indebtedness secured by the existing deed(s) of trust on the premises, if any, and agree that the Trust shall be liable for the performance and observance of the covenants, terms, and conditions of such deed(s) of trust, all to the same extent as would be the case had Grantees executed any evidence of said indebtedness as the original makers thereof and any deed of trust as the original borrowers named therein in their capacity as Trustees.

IN WITNESS WHEREOF, Grantors have hereunto set their hands the day and year above written.

GRANTORS:


John Denis Catalano

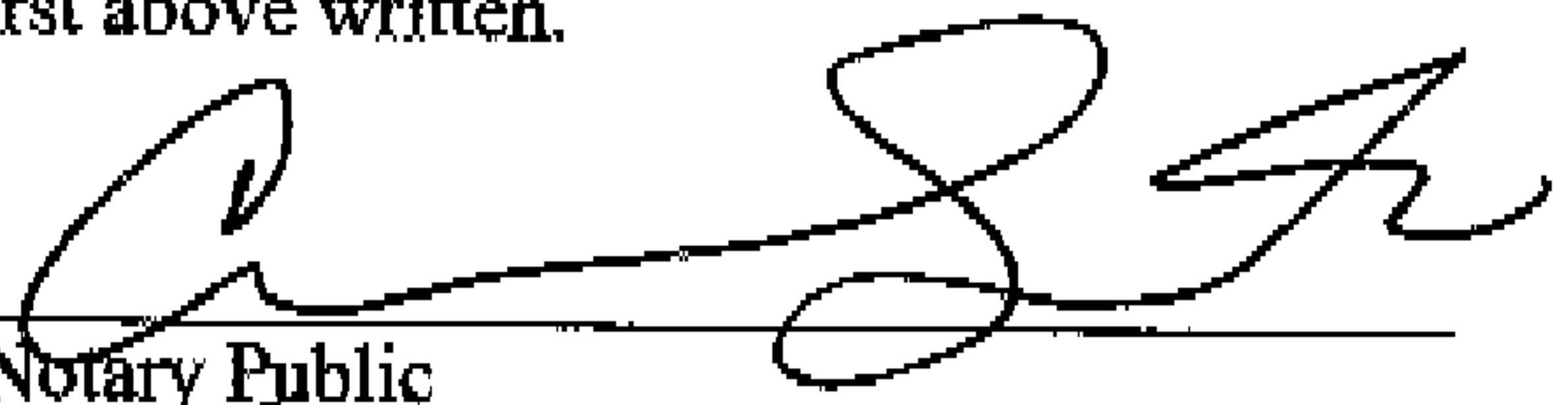
STATE OF ALABAMA

COUNTY OF Shelby)

SS.

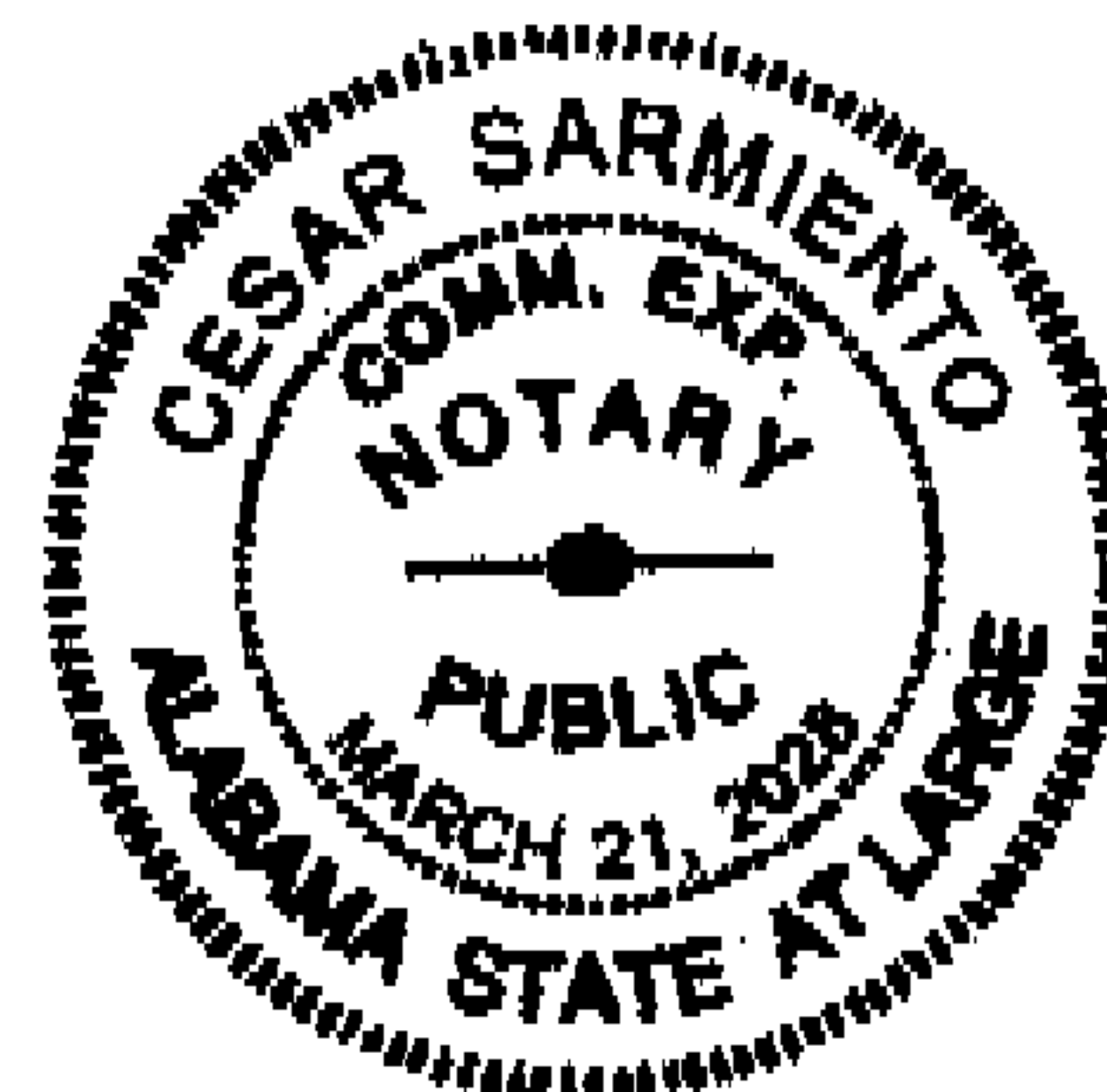
On this 17th day of June, 2025, before me personally appeared **John Denis Catalano**, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

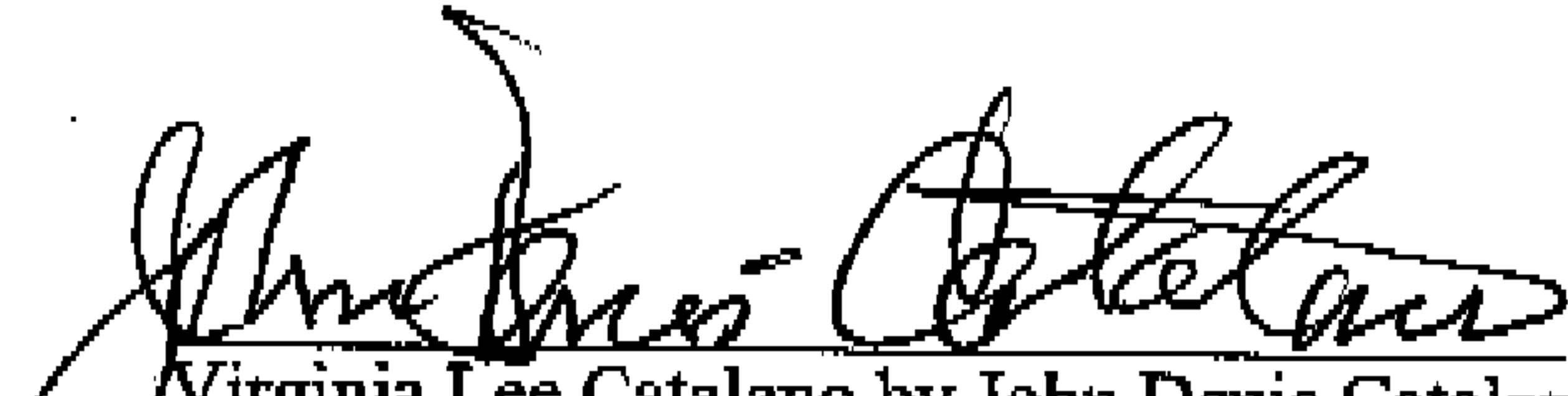

Notary Public

Cesar Sarmiento
Print Name

My Commission Expires: March 21st, 2028



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Virginia Lee Catalano by John Denis Catalano,
her Attorney in Fact

STATE OF ALABAMA

COUNTY OF Shelby } SS.

On this 17th day of June, 2025, before me personally appeared **John Denis Catalano as Attorney in Fact for Virginia Lee Catalano**, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


Notary Public

Cesar Sarmiento
Print Name

My Commission Expires: March 21st, 2028

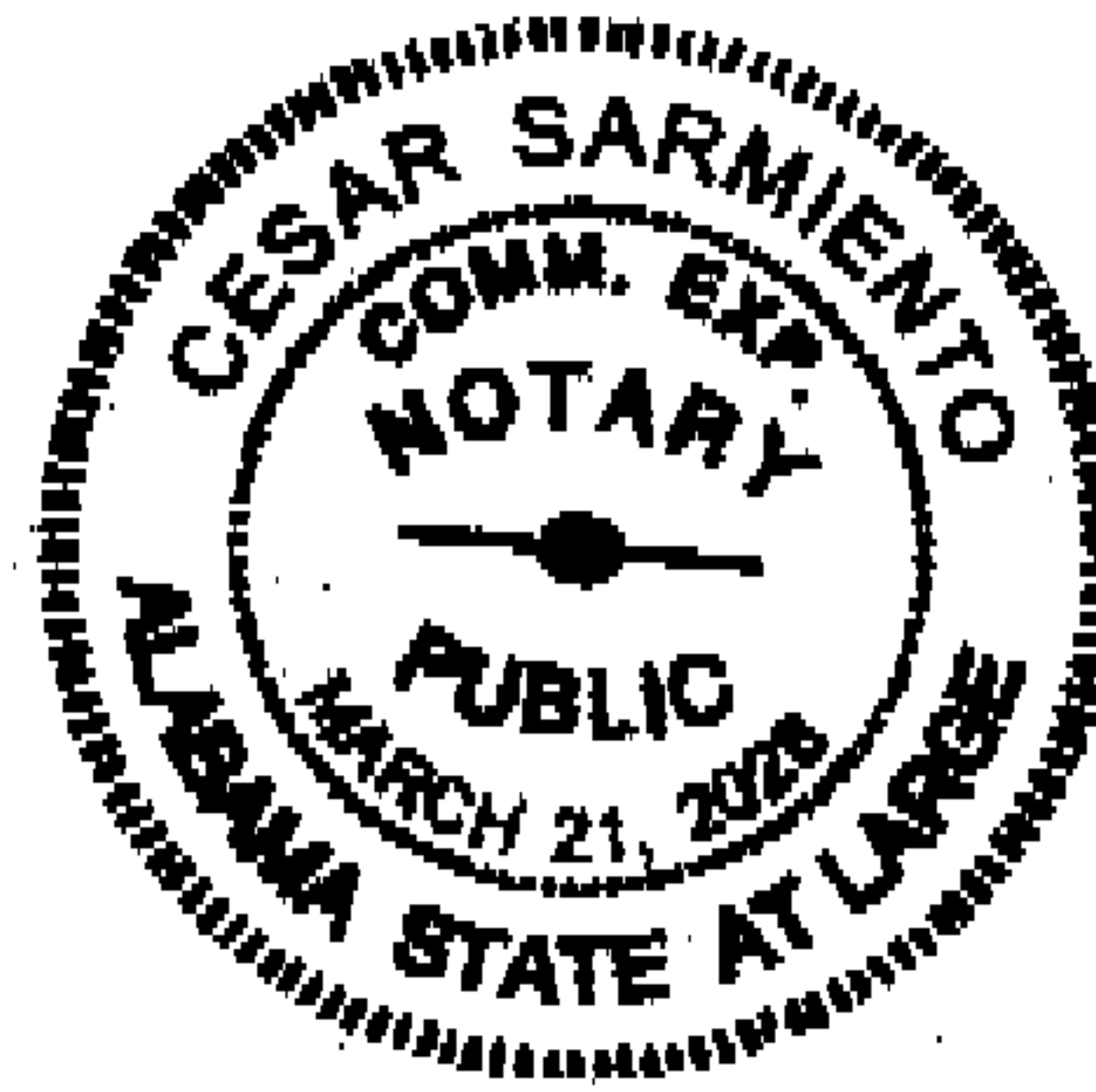


Exhibit A

Lot 76, according to the survey of Meadowbrook, 18th Sector, Phase I, as recorded in Map Book 10, page 26, in the Probate Office of Jefferson County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.**
- 2. 35 foot building restriction line from Bradford Place as shown on recorded Map.**
- 3. Easement over the rear 10 feet of said parcel for public utilities, sanitary sewers, storm ditches as shown on recorded Map.**
- 4. Release of damages recorded Real Volume 171, page 853.**
- 5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 89, page 984.**
- 6. Terms, agreements, and right of way to Alabama Power Company as recorded in Real Volume 89, page 987.**
- 7. Restrictions appearing of record in Real Volume 87, page 482, and as shown on recorded plat.**

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 Denis Catalano and
 Mailing Address Virginia Lee Catalano
3165 Bradford Place
Birmingham, Alabama 35242

Grantee's Name J. Denis Catalano Revocable Trust dated August 15, 2012
 Mailing Address 3165 Bradford Place
Birmingham, Alabama 35242

Property Address 3165 Bradford Place
Birmingham, Alabama 35242

Date of Sale _____
 Total Purchase Price \$ 1.00
 or
 Actual Value \$ 820,800.00
 or
 Assessor's Market Value \$ 820,800.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Transfer to Grantor's Trust
☐ 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 6/26/2025

Print Kathleen W. Bilderback

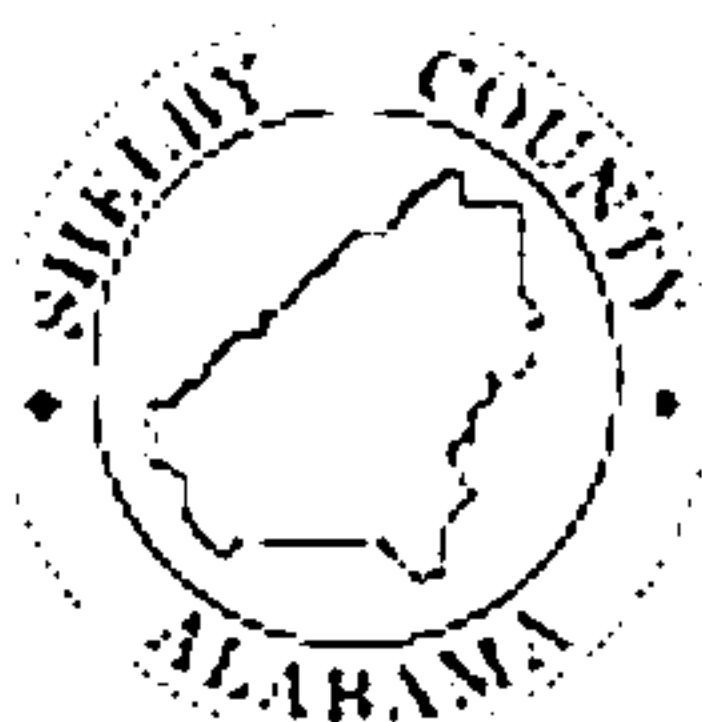
Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2025 10:41:24 AM
 \$856.00 BRITTANI
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Allen S. Bayl