

20250912000275760 1/3 \$392.50
Shelby Cnty Judge of Probate, AL
09/12/2025 10:58:47 AM FILED/CERT

Send tax notice to:

Guillermo J. Castellanos
and Sofia L. Abate
310 Stonegate Drive
Birmingham, Alabama 35242

TITLE NOT EXAMINED

This instrument prepared by:
Robert T. Gardner
Gardner Law, LLC
300 Office Park Drive, Suite 175
Birmingham, Alabama 35223

Assessor's Property Tax Parcel/Account Number: 03-9-29-0-992-050.000

STATE OF ALABAMA)
 :
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Guillermo J. Castellanos and Sofia L. Abate, a married couple residing at 310 Stonegate Drive, Birmingham, Alabama 35242 ("Grantors"), by Castigliani Investments, LLC, an Alabama limited liability company, with a principal office located at 310 Stonegate Drive, Birmingham, Alabama 35242 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee all of Grantors' undivided right, title, and interest, being one hundred percent (100%), in and to that certain real property situated, lying and being in Shelby County, Alabama, to wit

UNIT 50, OF PALMER COVE, A CONDOMINIUM, AS SET OUT IN THAT DECLARATION OF CONDOMINIUM OF PALMER COVE, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NUMBER 20220801000299160 AND ALSO THAT FINAL PLAT OF PALMER COVE, BEING A CONDOMINIUM SUBDIVISION, AS RECORDED AS INSTRUMENT #20220712000274230 ON MAP 56, PAGE 59 A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its heirs, successors and assigns forever, subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All other easements, encumbrances, restrictions, rights of way, covenants, encroachments, set-back lines, agreements and all other matters of record which are applicable to the above-described real property or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Address:

Guillermo J. Castellanos
and Sofia L. Abate
310 Stonegate Drive
Birmingham, Alabama 35242

Grantee's Name and Mailing Address:

Castigliani Investments, LLC,
an Alabama limited liability company
310 Stonegate Drive
Birmingham, Alabama 35242

Property Address: 113 Palmer Cove, Birmingham, Alabama 35242

Property Value: \$364,300.00 (based on the most recent tax assessment)

The Real Property is the same property conveyed by that certain Warranty Deed recorded on March 17, 2023, as Instrument #20230317000074150 in the Office of the Judge of Probate of Shelby County, Alabama.

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal on this 25th day of March 2025.



Guillermo J. Castellanos

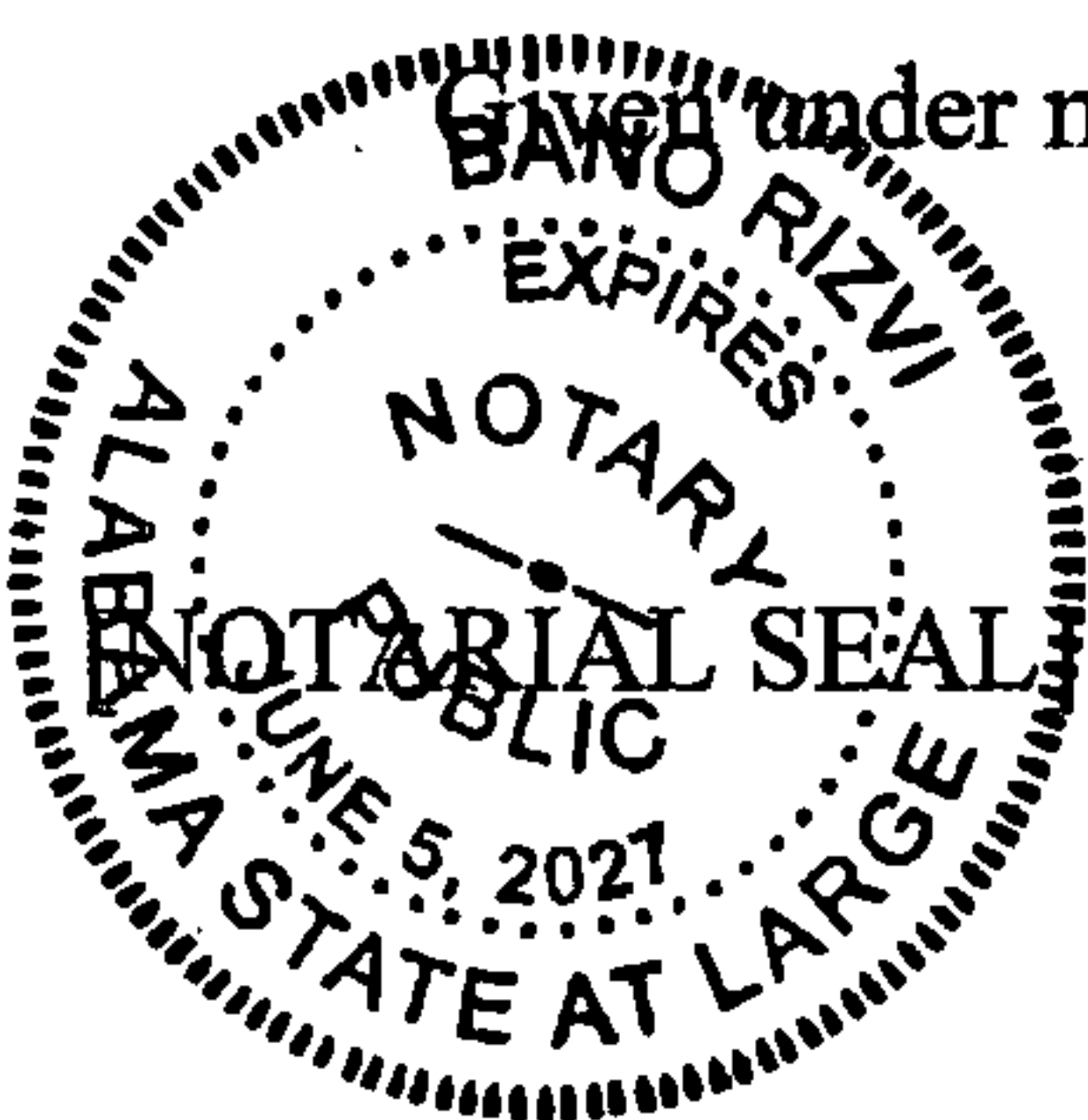


Sofia L. Abate

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Guillermo J. Castellanos, 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 foregoing conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and seal on this the 25th day of March 2025.



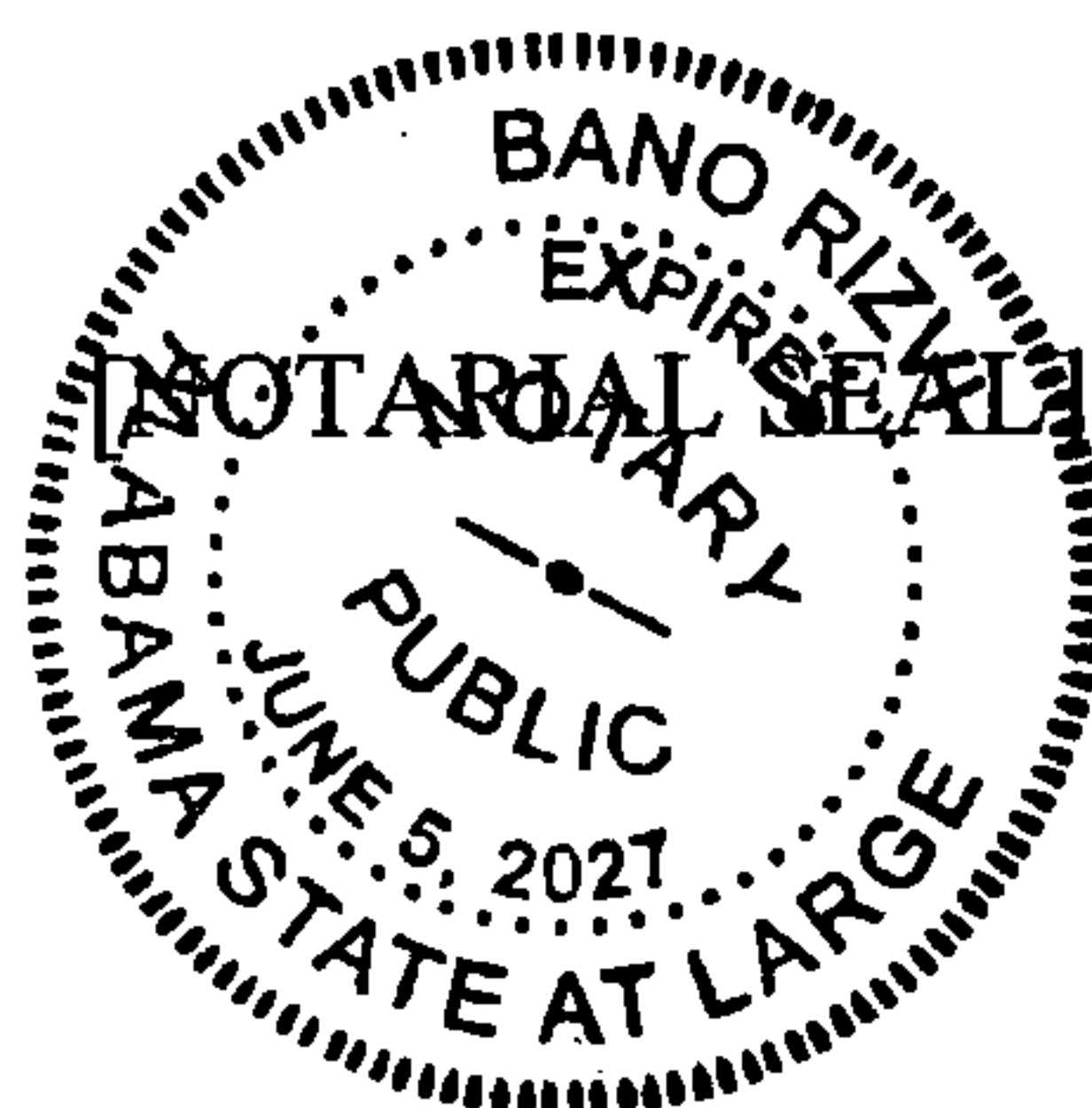
Notary Public

My commission expires: 6-5-2027

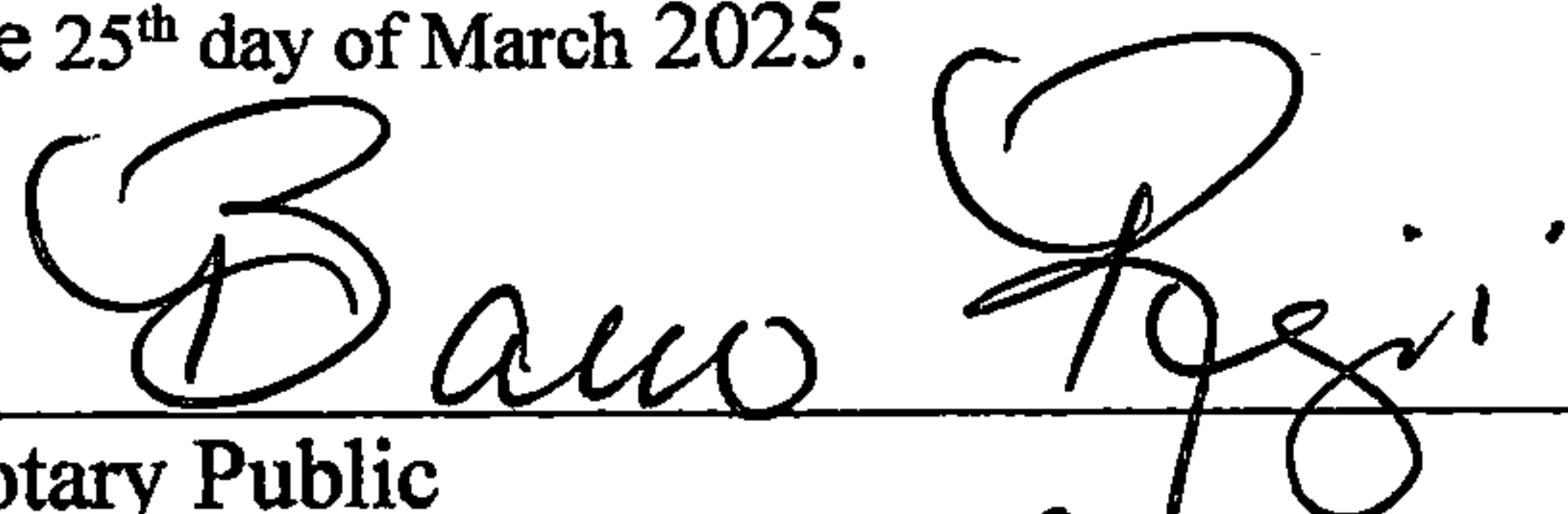
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Sofia L. Abate, 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 foregoing conveyance, she executed the same voluntarily on the day the same bears date.



Given under my hand and seal on this the 25th day of March 2025.



Notary Public

My commission expires: 6-5-2027