

Send Tax Notice to:
Juston T. Dailey
505 Heatherwood Drive
Birmingham, AL 35244

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-11814

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Mary Catherine Tombrello, a married woman, Kathy P. Salamone, a married woman, Magdalene S. Portera, a married woman, and Carmelo Salamone, a married man, (herein referred to as "Grantor," whether one or more), whose mailing address is

2501 Willowbrook Circle, Birmingham, AL 35242

by **Juston T. Dailey (herein referred to as "Grantee"),** whose mailing address is

505 Heatherwood Drive, Birmingham, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **10.28 Acres Oaktrail, Birmingham, AL 35242,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

The property being conveyed does not encompass the homestead of the Grantors or their spouses.
Kathy P. Salamone and Katherine P. Salamone are one in the same person.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 19th day of November, 2025.

Mary Catherine Tombrello
Mary Catherine Tombrello

Kathy P. Salamone
Kathy P. Salamone

Magdalene S. Portera
Magdalene S. Portera

Carmelo Salamone
Carmelo Salamone

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary Catherine Tombrello, Kathy P Salamone, Magdalene S. Portera and Carmelo Salamone 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 2025.

Notary Public [Signature]
My Commission Expires: 11/3/2028

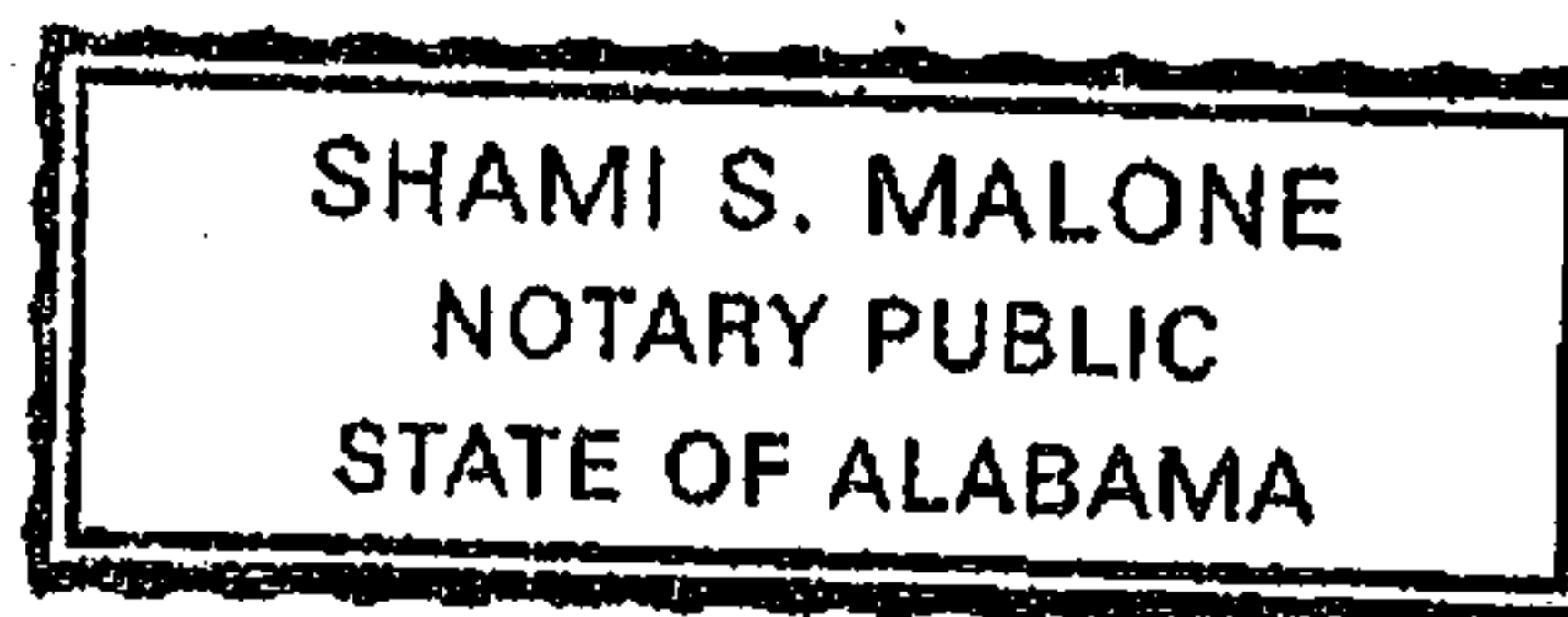
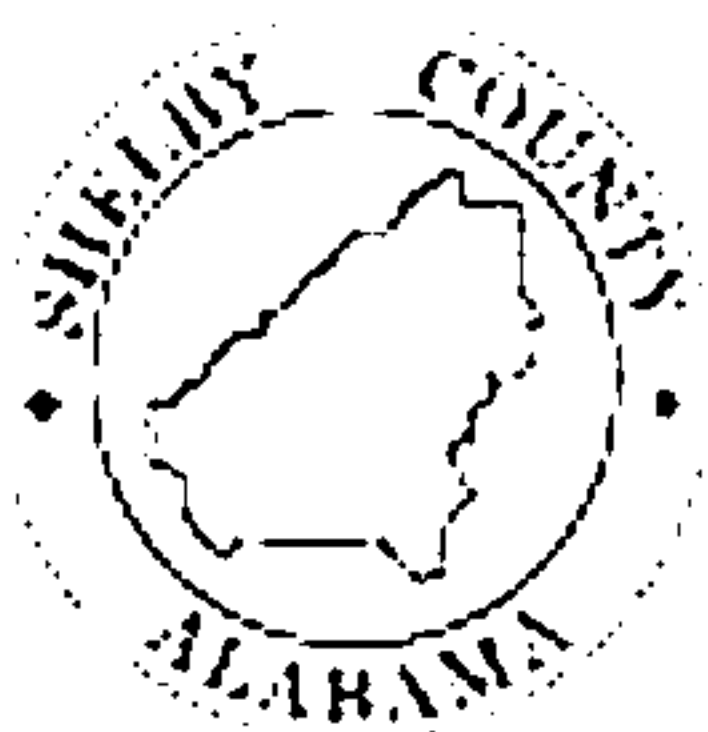


EXHIBIT A

Property 1:

Ten (10) acres, more or less, off the north side of the South Half of the NW 1/4 of NE 1/4 of Section Seventeen, Township Nineteen, Range One West, situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2025 03:16:48 PM
\$191.00 JOANN
20251119000355480

Allen S. Bayl