

Send Tax Notice to:  
Joshua Guliuzza and Brianne  
Guliuzza  
113 Robin St  
Calera, AL 35040

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-26-1788**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$347,000.00)** 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

**Doyle Davis, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

207 2nd Avenue North, Clanton, AL 35045

by **Joshua Guliuzza and Brianne Guliuzza, a married couple (herein referred to as "Grantee"),** whose mailing address is

113 Robin St, Calera, AL 35040

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 **113 Robin St, Calera, AL 35040,** 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.

**The property herein conveyed does not constitute the homestead of the grantor's spouse, neither is it contiguous thereto.**


**\$277,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this

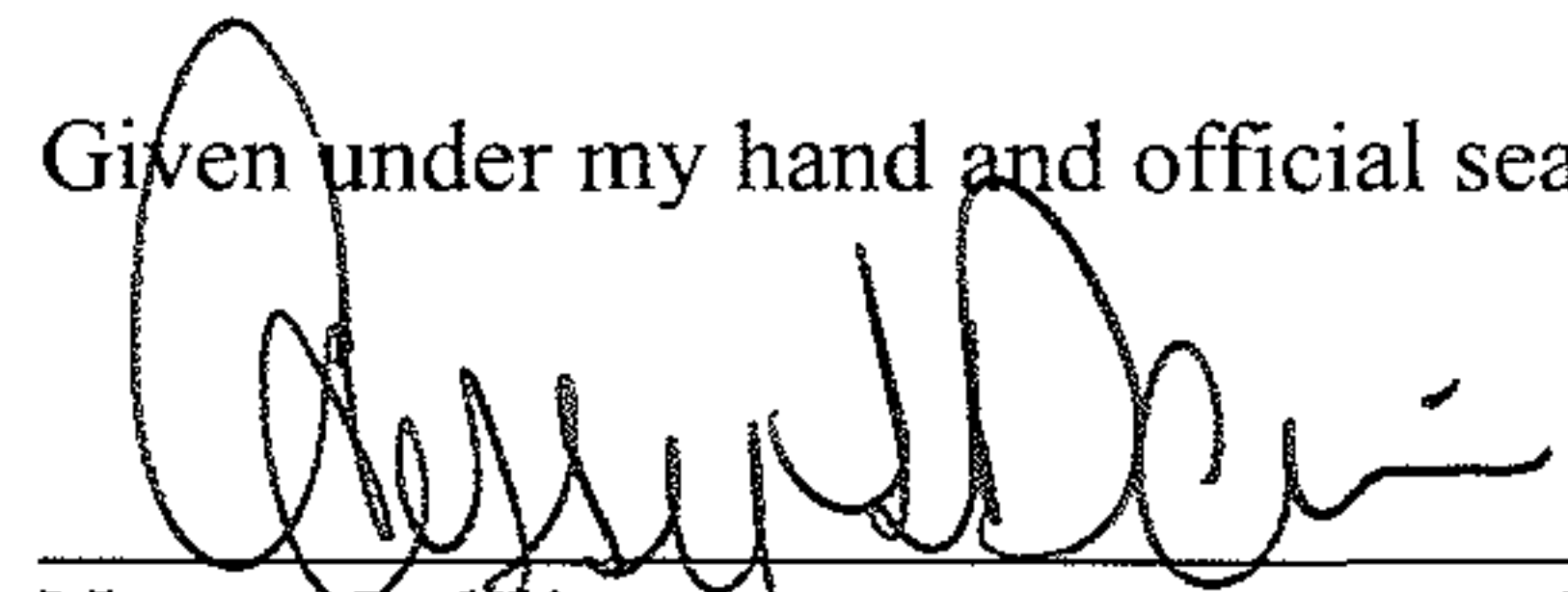
25 day of February  
2026

  
Doyle Davis

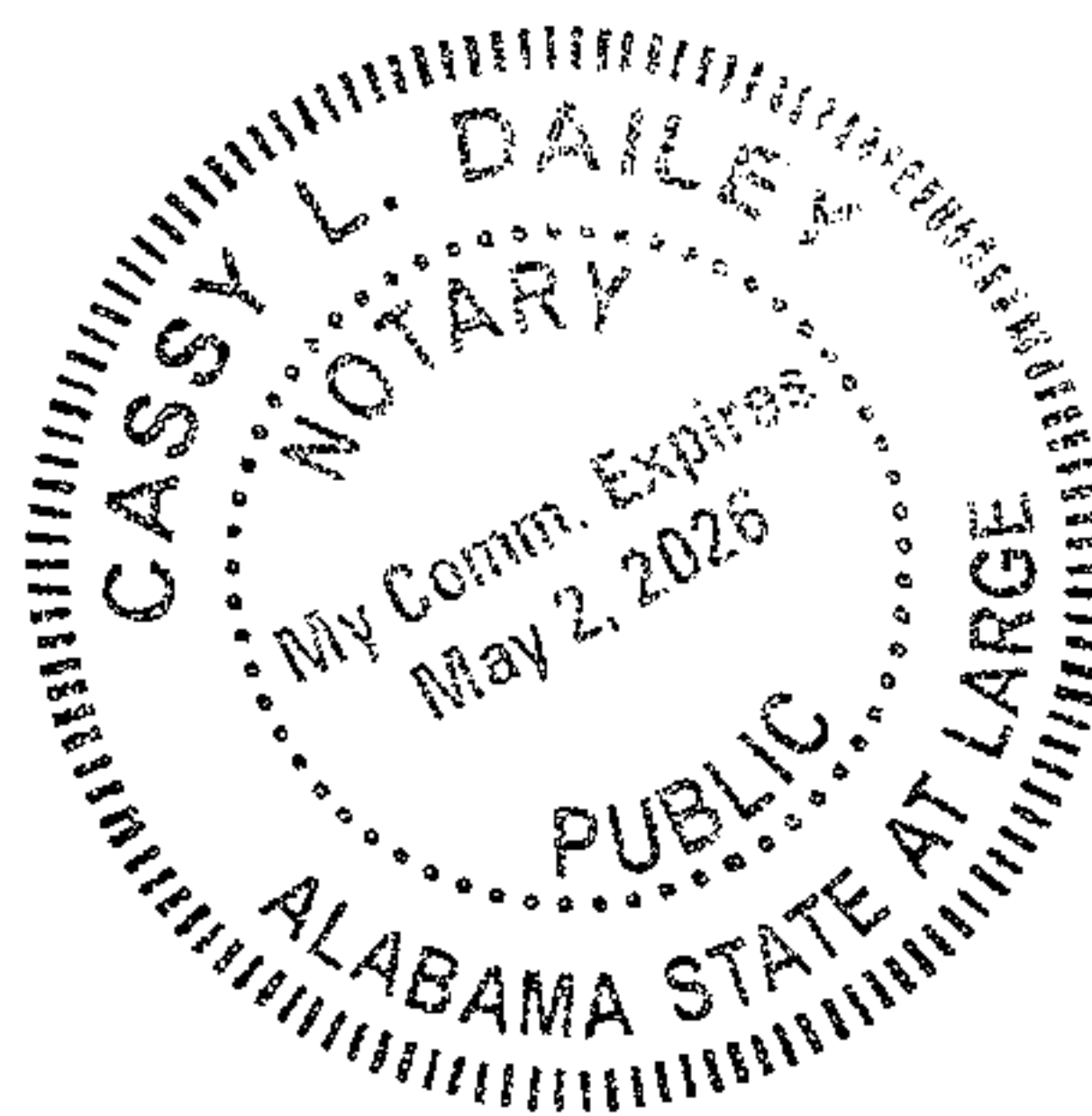
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Doyle Davis whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of February, 2026.

  
Notary Public

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 17A, according to the Survey of Final Plat Resurvey of Lots 14 thru 17 and Lot D — Detention Pond Nottingham Phase 3, as recorded in Map Book 36, Page 122, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/04/2026 02:57:50 PM**  
**\$97.50 KELSEY**  
**20260304000062940**

*Allie S. Bayl*