

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Catherine A. Belcher
Jason B. Belcher
176 Falliston Ridge Cir.
Helena, AL 35080-7138

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Five Thousand Dollars and No Cents (\$325,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

John A. Schilleci and Anne Marie Schilleci, a married couple, whose mailing address is:

176 Falliston Ridge Cir., Helena, AL 35080-7138

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Catherine A. Belcher and Jason B. Belcher, whose mailing address is:

3242 Bagley Drive, Atlanta, GA 30341

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 176 Falliston Ridge Cir., Helena, AL 35080-7138 to-wit:

Lot 17, according to the Survey of Falliston Ridge First Sector, as recorded in Map Book 28, Page 10, in the Probate Office of Shelby County, Alabama.

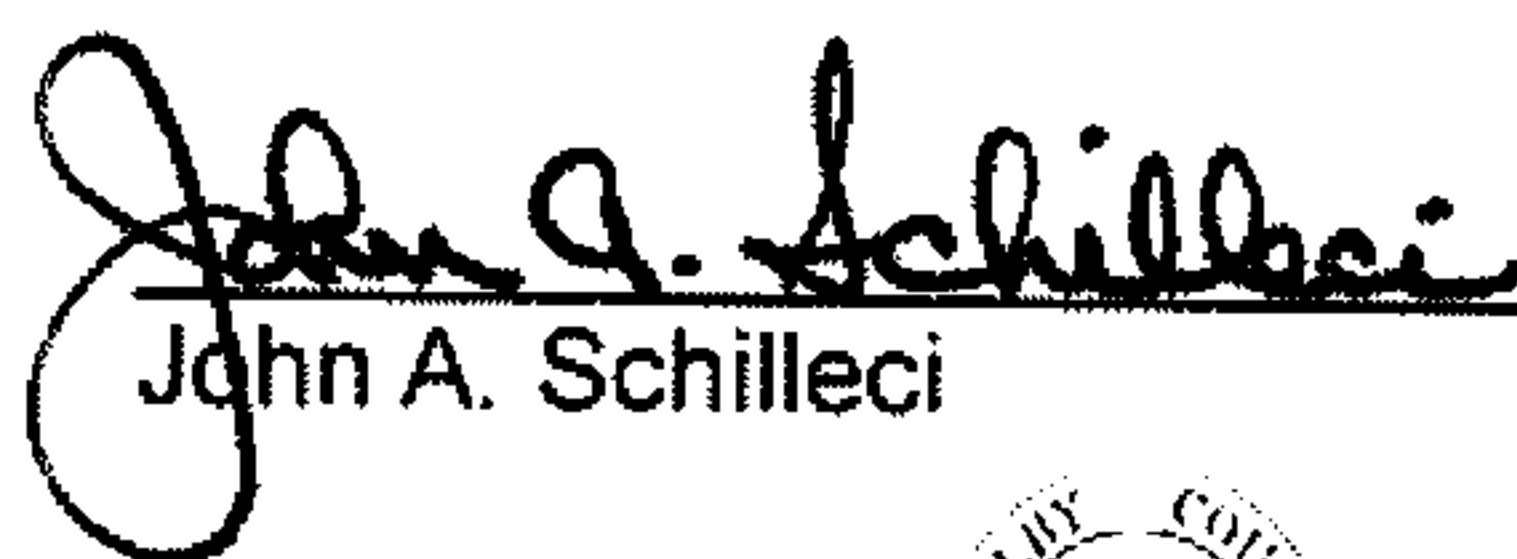
Subject to: All easements, restrictions and rights of way of record.

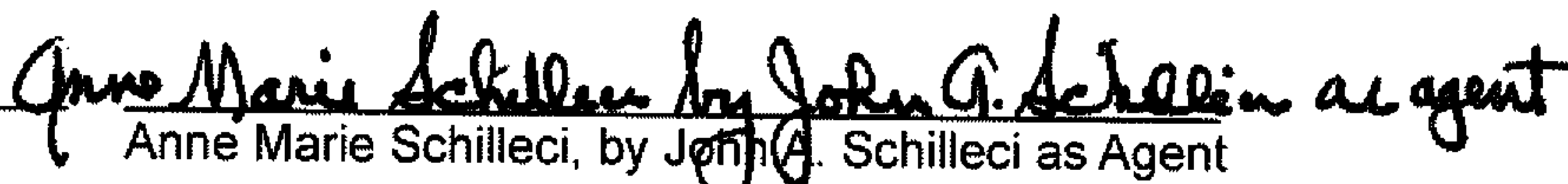
\$308,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrants and defend the same to the said Grantees, their 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 18th day of March, 2022.


John A. Schilleci


Anne Marie Schilleci, by John A. Schilleci as Agent

State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2022 10:14:04 AM
\$38.50 JOANN
20220405000137970

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John A. Schilleci, Individually, and John A. Schilleci, Agent for Anne Marie Schilleci, 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 conveyance, he, as such with full authority, executed the same voluntarily on said bears date.

Given under my hand and official seal this the 18th day of March, 2022.



Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

