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04/05/2022 10:14:04 AM  
DEEDS 1/1

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. Schillicci and Anne Marie Schillicci, 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. Schillicci*  
John A. Schillicci

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

*Anne Marie Schillicci by John A. Schillicci as agent*  
Anne Marie Schillicci, by John A. Schillicci as Agent

*Allen S. Boyd*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John A. Schillicci, Individually, and John A. Schillicci, Agent for Anne Marie Schillicci, 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.

*Cassy L. Dailey*

Printed Name of Notary

My Commission Expires: May 17, 2022

