

SEND TAX NOTICE TO:

Floyd Curtis and Frances Lardent Curtis
156 Scarlet Lane
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$399,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Madeleine Yvonne Allen, Personal Representative of the Estate of Arthur Antonio Fallone, deceased, Shelby County Probate Case No. PR-2022-000660**, whose address is 109 Scarlet Lane, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Floyd Curtis and Frances Lardent Curtis**, whose address is 1031 Heritage Circle, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Floyd Curtis and Frances Lardent Curtis, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is **156 Scarlet Lane, Chelsea, AL 35043 to-wit:**

Lot 8, according to the Amended Survey of Chesser Plantation, Phase I, Sector II, recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the Declaration).

Both vested owners in Instrument No. 2005-313500 are deceased. Madeleine Fallone having passed away the 15th day of January, 2022 and Arthur A. Fallone having passed away the 10th day of June, 2022

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$157,170.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of November, 2022.

Madeleine Yvonne Allen Personal Representative

Madeleine Yvonne Allen, Personal Representative of the Estate of Arthur Antonio Fallone, deceased, Shelby County Probate Case No. PR-2022-000660

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Madeleine Yvonne Allen, Personal Representative of the Estate of Arthur Antonio Fallone, deceased, Shelby County Probate Case No. PR-2022-000660 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 1st day of November, 2022.

[Signature]
Notary Public

My Commission Expires: 1/29/25



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2022 09:41:30 AM
\$267.00 PAYGE
20221102000410430**

Allen S. Bayl