

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29264

Send Tax Notice To: Brent Joseph Baldassaro
Crystal Lynn Baldassaro

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Three Hundred Eighty Thousand Dollars and No Cents (\$380,000.00)**, 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, **Estate of Geraldine A. Foster, Probate Case No. PR-2023-000119, Shelby County, Alabama.(AS TO S 1/2 OF LOT 15 AND AS TO 1/2 INTEREST IN LOT 16) and Testamentary Trust created under the Last Will and Testament of James H. Foster (AS TO 1/2 INTEREST IN LOT 16)** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brent Joseph Baldassaro and Crystal Lynn Baldassaro, as joint tenants with right of survivorship**,(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO





Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$347,985.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 warrant and defend the same to the said Grantees. their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of September, 2023.

ESTATE OF GERALDINE A. FOSTER, PROBATE CASE NO. PR-2023-000119. SHELBY COUNTY, ALABAMA.(AS TO S 1/2 OF LOT 15 AND AS TO 1/2 INTEREST IN LOT 16)	TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF JAMES H. FOSTER (AS TO 1/2 INTEREST IN LOT 16)
 Dana Michelle Barber Personal Representative	 Dana Michelle Barber Trustee
 Nancy Lynn Beggs Personal Representative	 Nancy Lynn Beggs Trustee

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Dana Michelle Barber and Nancy Lynn Beggs as Personal Representatives of The Estate of Geraldine A. Foster, Probate Case No. PR-2023-000119, Shelby County, Alabama and Dana Michelle Barber and Nancy Lynn Beggs as Trustees of Testamentary Trust Created Under the Last Will and Testament of James H. Foster, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of September, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/11/2024

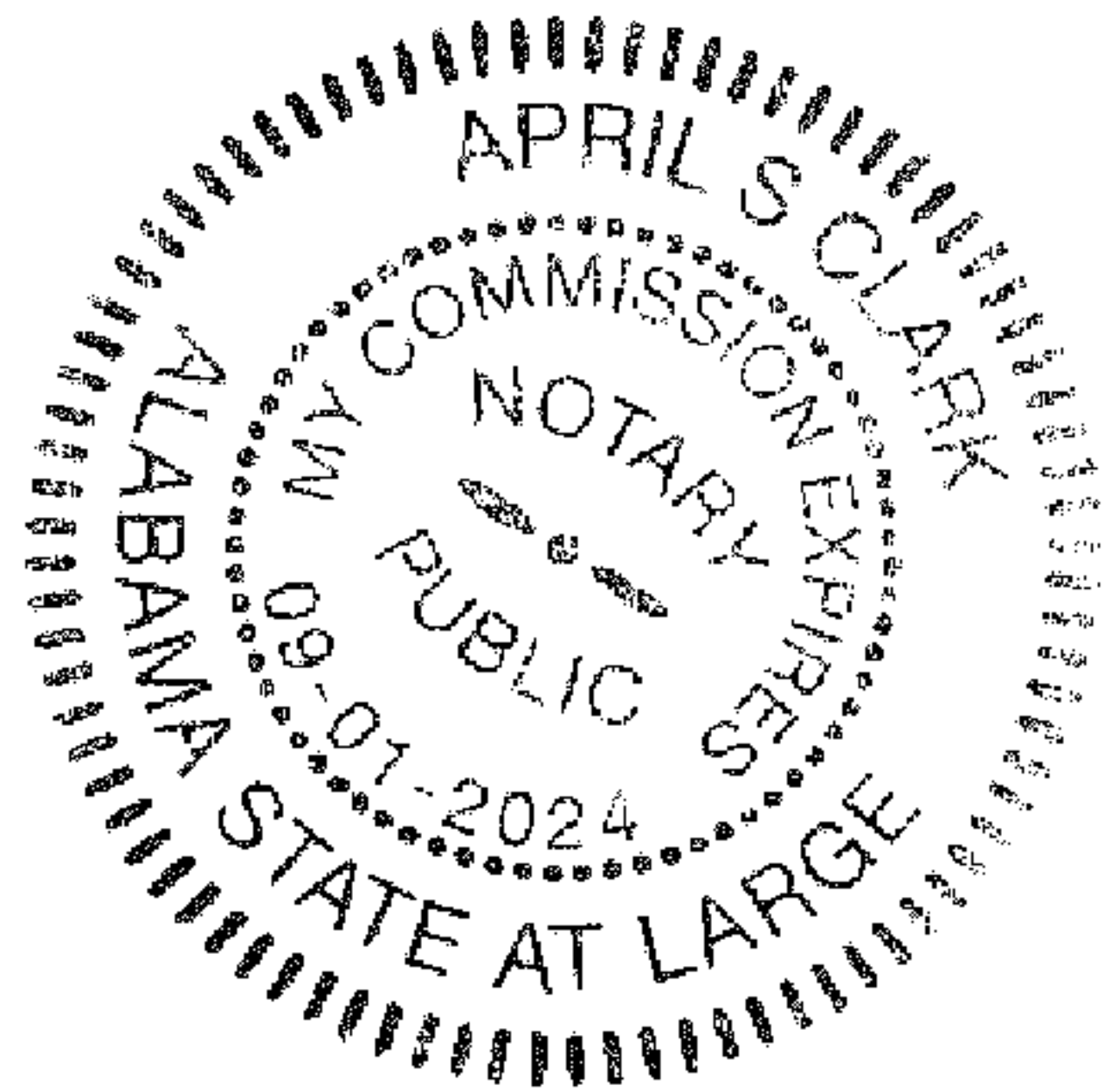


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

Lot 16, according to the survey of Clearview Estates, Sector II, as recorded in Map Book 23, Page 163, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southeast corner of said Lot 16; thence run northerly along the East line a distance of 7.80 feet to a point; thence turn an angle to the left and run in a southwesterly direction in a straight line to the Southwest corner of said Lot 16; thence run in an easterly direction along the South line of said Lot 16, 268.03 feet to the point of beginning.

PARCEL TWO:

The South one-half of Lot Number 15 of the Clearview Estates Subdivision as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 23, Page 163 and being more particularly described as follows: Commence at the Southwest corner of the South one-half of the Northeast Quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama and proceed North 0 degrees 36 minutes 30 seconds East along the West boundary of said South one-half for 370.78 feet to the Southwest corner of the aforementioned Lot 15, said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue North 0 degrees 36 minutes 30 seconds East 51.59 feet; thence South 89 degrees 57 minutes 53 seconds East 268.01 feet to a point on the West right of way boundary of Brandy Lane (R/W 50'); thence South 0 degrees 37 minutes 30 seconds West along said right of way for 51.59 feet to the Southeast corner of said Lot 15; thence leaving said right of way proceed North 89 degrees 57 minutes 54 seconds West along the South boundary of Lot 15 for 268.00 feet back to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2023 02:48:28 PM
 \$67.50 JOANN
 20230920000282360

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Geraldine A. Foster,
 Probate Case No. PR-2023-000119.
 Shelby County, Alabama.(AS TO S
 1/2 OF LOT 15 AND AS TO 1/2
 INTEREST IN LOT 16)
 Testamentary Trust created under
 the Last Will and Testament of
 James H. Foster (AS TO 1/2
 INTEREST IN LOT 16)

Mailing Address 732 River Bend Cir
Talladega AL 35660

Property Address 340 Brandy Ln.
Harpersville, AL 35078

Grantee's Name Brent Joseph Baldassaro
 Crystal Lynn Baldassaro

Mailing Address 340 Brandy Ln
Harpersville AL 35078

Date of Sale September 21, 2023
 Total Purchase Price \$380,000.00

or
 Actual Value _____
 or
 Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Nancy Lynn Bayl

Form RT-1