

SEND TAX NOTICE TO:
Jerry Ball and Claudia Ball
288 Wynlake Drive
Alabaster, AL 35007

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 FIVE THOUSAND AND 00/100 (\$305,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Millie De Simone, an unmarried woman**, whose address is 1121 Pacific Drive, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Jerry Ball and Claudia Ball**, whose address is 288 Wynlake Drive, Alabaster, AL 35007 (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 **Jerry Ball and Claudia Ball, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 288 Wynlake Drive, Alabaster, AL 35007 to-wit:**

Lot 141, according to the Final Plat of Wynlake, Phase 4B, as recorded in Map Book 22, page 63 in the Probate Office of Shelby County, Alabama.

Millie De Simone is the surviving grantee of that certain deed recorded in Instrument # 20190701000235670 with the Judge of Probate Shelby County, Alabama; the other grantee, Berardino De Simone, having died on or about the 12th day of February, 2023.


Berardino De Simone was one and the same person as Berardino Antonio De Simone.

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 \$0.00 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 4th day of June, 2024.

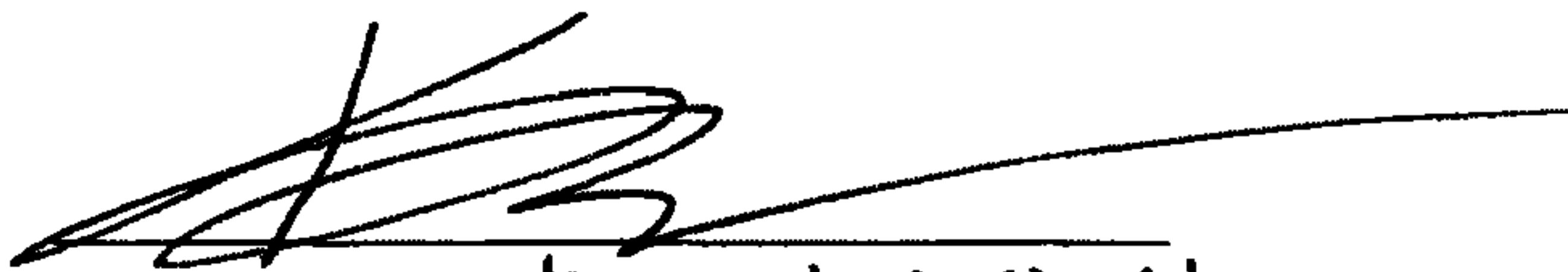


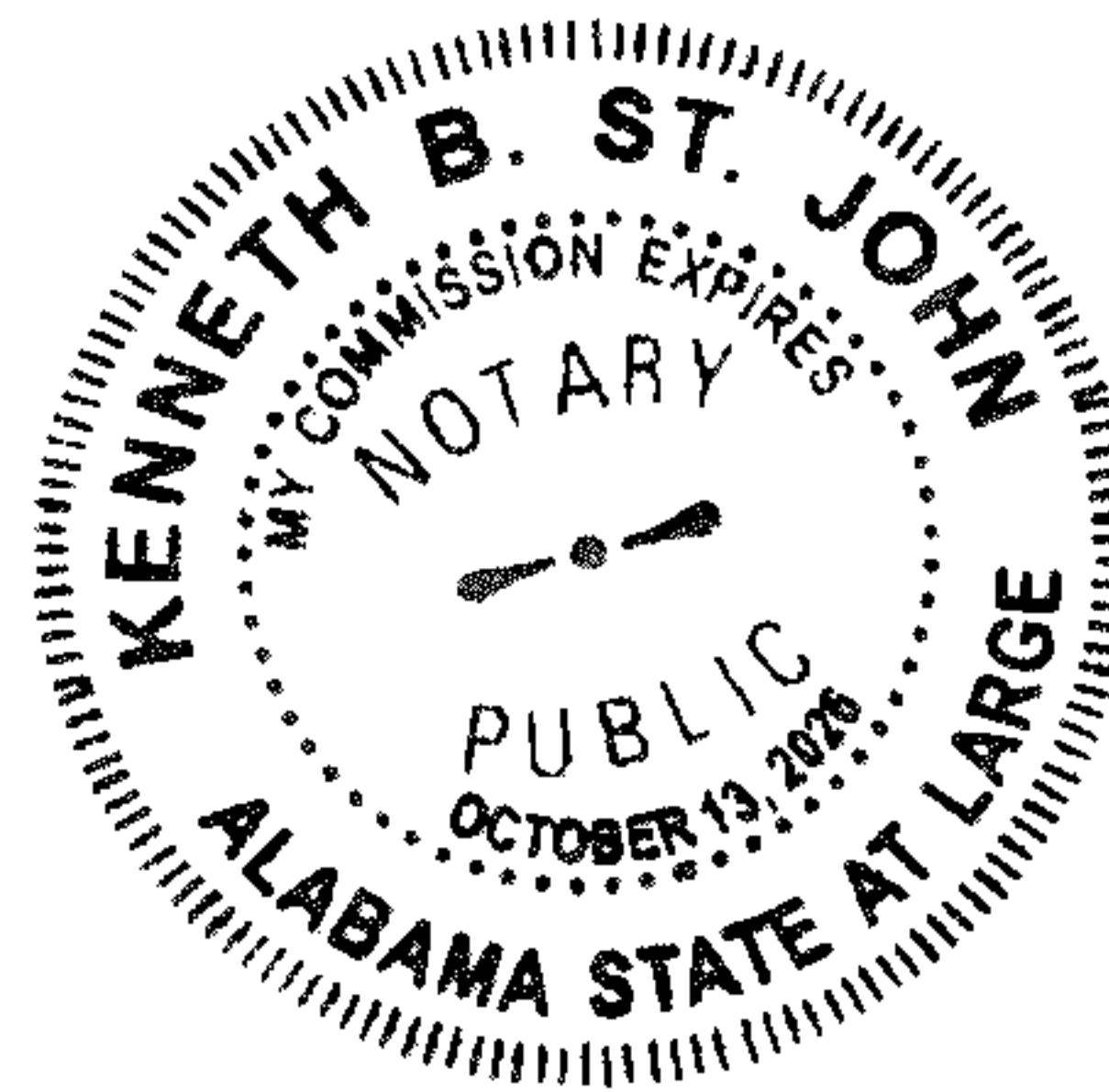
Millie De Simone

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Millie De Simone whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2024.


Notary Public : Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2024 03:08:25 PM
\$330.00 BRITTANI
20240604000166510

