		Send Tax Notice to:
WARRAN	NTY DEED W	/ITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	MINOVY ALL IVILIN DI TITLOLI INLOLIVIO.

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, CarlAngelo Evangelista Curioso, an unmarried man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John A. Ballard, a married man, and his wife, Shelby J. Ballard (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 208, Camden Park Phase Two, Sector One, of record in Map Book 55, Page 67, Plat No. 20220216000067140, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to CarlAngelo Evangelista Curioso, by Statutory Warranty Deed from Rausch Coleman Homes Birmingham, LLC, an Alabama limited liability company, dated August 5, 2022, of record in Instrument No. 20220808000308120, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 the 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Property Address: 560 Camden Loop, Calera, AL 35040

IN WITNESS WHEREOF, I have hereunto set my hand and seals, this <u>OG</u> day of <u>SEPTEMBER</u>, <u>Zoz 9</u>.

Carl Angelo Evangelista Curioso

STATE OF JUNISHIUM

COUNTY

GENERAL ACKNOWLEDGEMENT

State, hereby certify that **CarlAngelo Evangelista Curioso**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the same date.

Given under my hand and official seal this Lam day of Juntaly_

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal Donna M. Streff, Notary Public Bucks County My commission expires June 1, 2026 Commission number 1328383

NOTARY PUBLIC

Member, Pennsylvania Association of Notaries

THIS INSTRUMENT PREPARED BY FREEMAN FITE THE FITE LAW FIRM, LLC Post Office Box 368 Anniston, Alabama 36202 Phone: 256-231-9330

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	Curioso	Grantee's Name:	John A Ballard and Shelby J Ballard
Mailing Address:	259 yorkshire ar. Ewina Ni	Mailing Address:	500 amath 100P
	08628		Caiera, AL 35040

Property Address:	560 Camden Loop	Date of Sale:	09/12/24
	Calera, AL 35040	Total Purchase Price	232,900.00
		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)

Bill of Sale	Appraisal
Sales Contract	Other
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.

Dale 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 or 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).

attest, to the best of my knowledge and belief that the information contained in the 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).

Unattested:

(verified by)

Sign: (Grantor/Grantee/Owner/Agent)\circle one

Form RT-1

alling 5. Beyl



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 09/12/2024 01:29:31 PM

\$36.00 BRITTANI

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