

Send Tax Notice to:

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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 06 day of SEPTEMBER, 2024.

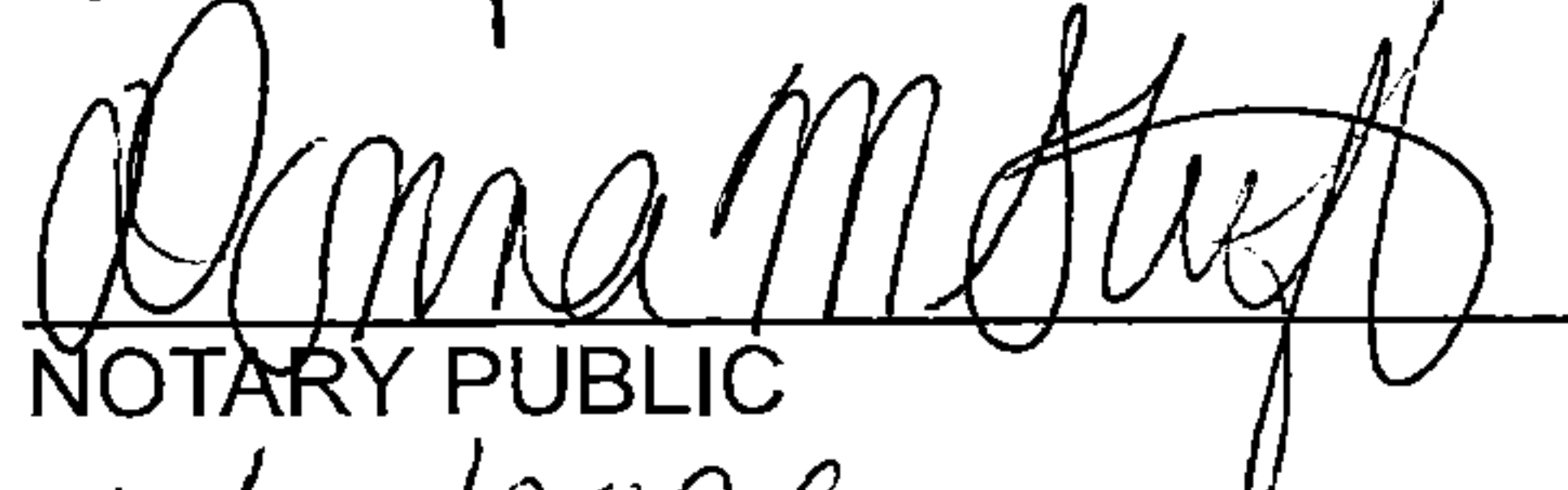

CarlAngelo Evangelista Curioso

STATE OF Pennsylvania)
Bucks COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Donna M. Streff, a Notary Public in and for said County, in said 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 6th day of September, 2024


NOTARY PUBLIC

My Commission Expires: 6/1/2026

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

