

Send Tax Notice to:  
Alicia Balliett  
205 Addison Drive  
Calera, AL 35040

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This Instrument Prepared By:  
**Sandy F. Johnson**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-8369**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FORTY FIVE THOUSAND AND 00/100 (\$45,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Central State Bank (herein referred to as "Grantor," whether one or more)**, whose mailing address is 11025 Alabama 25, Calera, AL 35040

by **Alicia Balliett (herein referred to as "Grantee")**, whose mailing address is 205 Addison Drive, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1126 Long Branch Parkway, #160, Calera, AL 35040**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8<sup>th</sup> day of October, 2025

Central State Bank

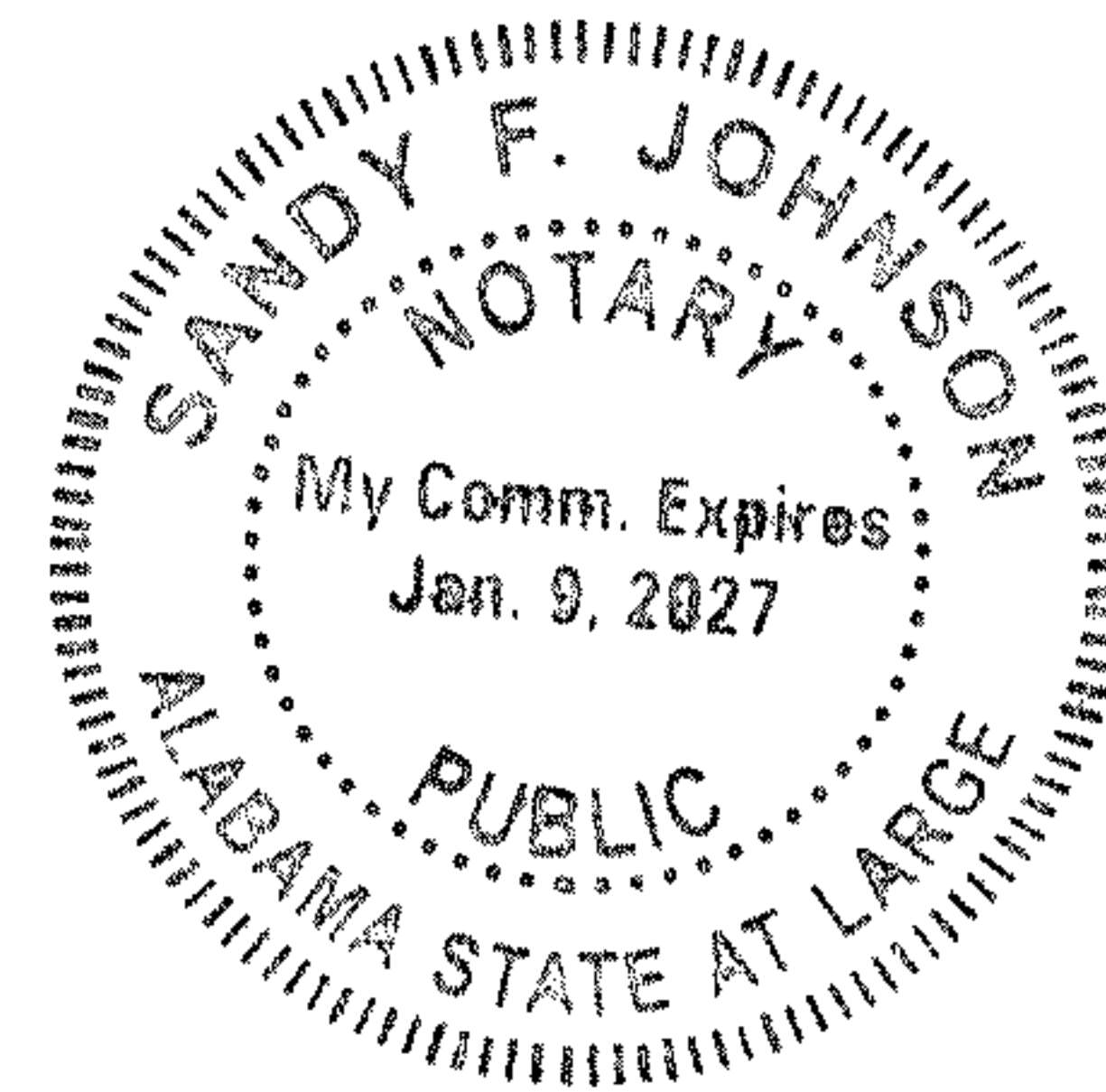
By: [Signature]  
Ken Coreno, Chief Credit Officer

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ken Coreno, Chief Credit Officer**, whose name(s) as **Chief Credit Officer(s) of Central State Bank**, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Central State Bank**, on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of October, 2025

[Signature]  
Notary Public, State of AL  
Sandy F. Johnson  
Printed Name  
My Commission Expires: 1/9/2027



**EXHIBIT A**

Property 1:

Lot 160, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Pages 93A & 93B, in the Shelby County, Alabama Probate Court.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/09/2025 09:03:43 AM**  
**\$73.00 KELSEY**  
**20251009000311260**

*Allie S. Bevil*