

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
GREGORY T. CLARK
4624 SOUTH LAKERIDGE DRIVE
HOOVER, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$517,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, JULANNE V. TROHA , a widow, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto GREGORY T. CLARK, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 8, according to the amended map of LakeRidge Subdivision as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 198 Page 865; Book 160 Page 495; Book 172 Page 49; Book 160 Page 492; Map Book 12 Page 15 and Map Book 12 page 51 in the Probate Office.
3. Agreement with Alabama Power Company, as recorded in Volume 189 page 618 and Volume 189 Page 624 in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 129 Page 572; Deed Book 216 Page 103; Deed Book 219 Page 734 and Real Volume 114 Page 134 and Real Volume 207 Page 366 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Volume 4 Page 542 and Deed Book 127 Page 140 in the Probate Office.
6. Less and except any portion of the land lying below elevation as set out in Real Volume 69 page 598 and Real Volume 69 page 608 in Probate Office.
7. Riparian and other rights created by the fact that the land fronts on Indian Valley Lake.

8. Notice of permitted land used recorded in Book 160 Page 492, in the Probate Office.

Julanne V. Troha is the sole surviving grantee of that certain deed recorded in Instrument No. 20040510000244710; the other grantee, John M. Troha, having died on or about August 26, 2012.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17TH day of MARCH, 2023.

 (L.S.)
JULANNE V. TROHA

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULANNE V. TROHA, a widow, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17TH day of MARCH, 2023.



Notary Public

My Commission Expires: 10/31/2023

Grantor's Name:
JULANNE V. TROHA
Mailing Address:
4624 SOUTH LAKERIDGE DRIVE
HOOVER, ALABAMA 35244

Grantee's name:
GREGORY T. CLARK
Mailing Address:
4624 SOUTH LAKERIDGE DRIVE
HOOVER, ALABAMA 35244

Property Address:
4624 South Lakeridge Drive
Hoover, AL 35244

Date of Sale: MARCH 17TH, 2023
Total Purchase Price: \$517,000.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2023 11:10:47 AM
\$545.00 BRITTANI
20230322000078740

Alvin S. Bayl