

CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Ryan C. Trocchio and  
Morgan T. Trocchio  
1066 Chateau Drive  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Ninety-Seven Thousand Five Hundred and 00/100 Dollars (\$397,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **TOTAL RESTORATION, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **RYAN C. TROCCHIO AND MORGAN T. TROCCHIO**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 25, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$273,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

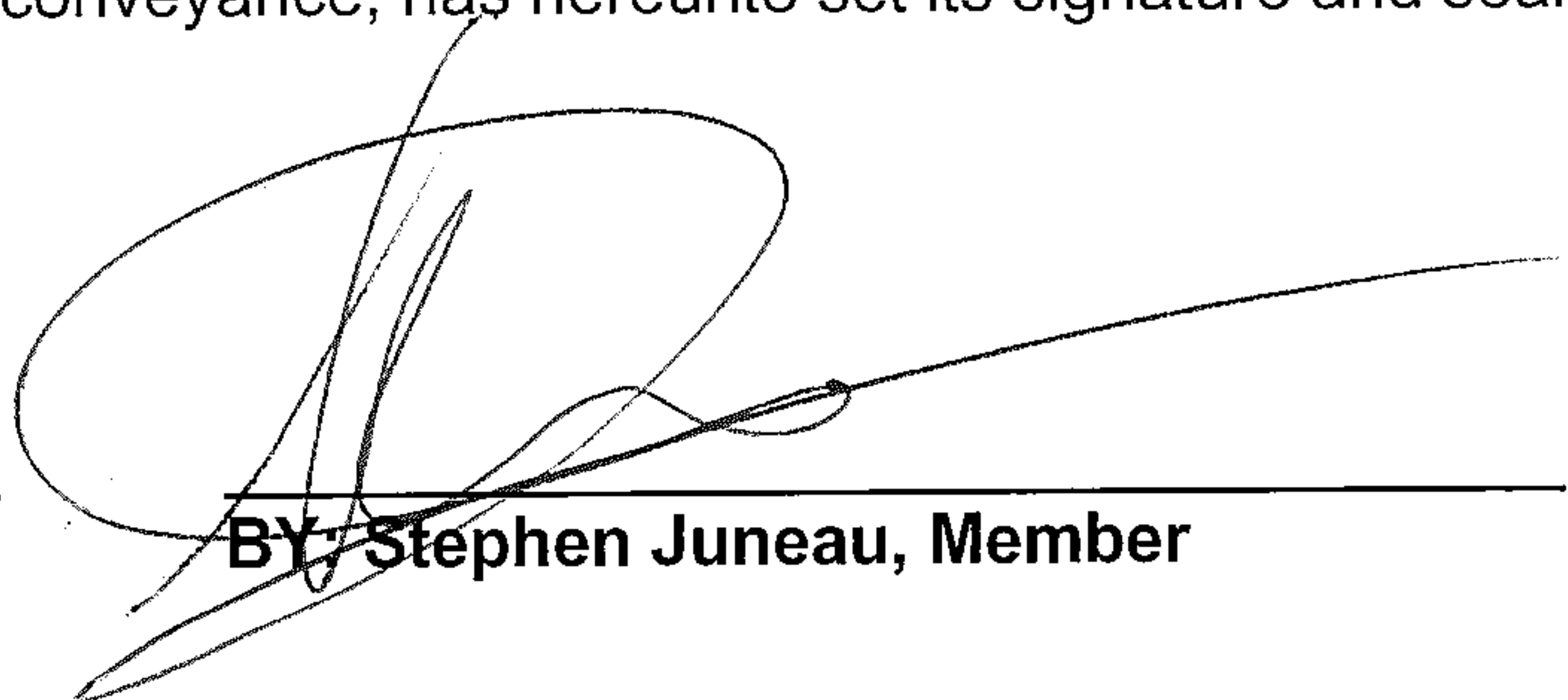
To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Brett T. Josephson and Stephen Juneau, Members**, who is authorized to execute this conveyance; has hereunto set its signature and seal this 25th day of April, 2024.

TOTAL RESTORATION, LLC

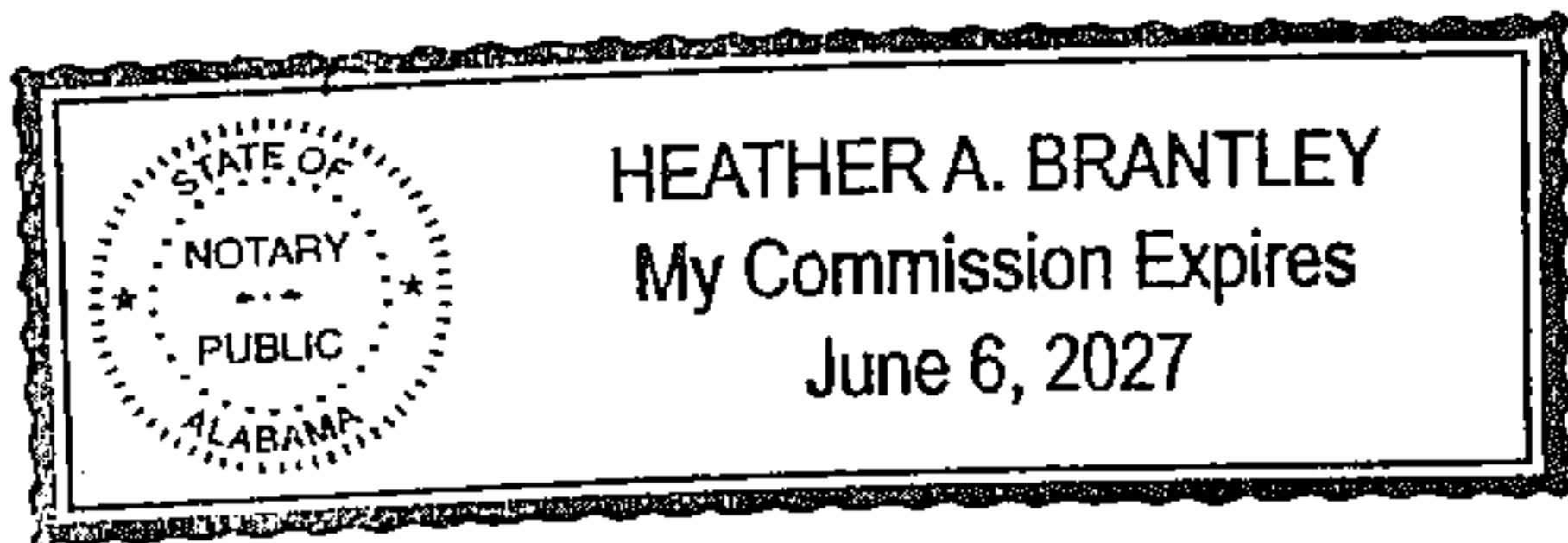
 *Member*  
BY: Brett T. Josephson, Member

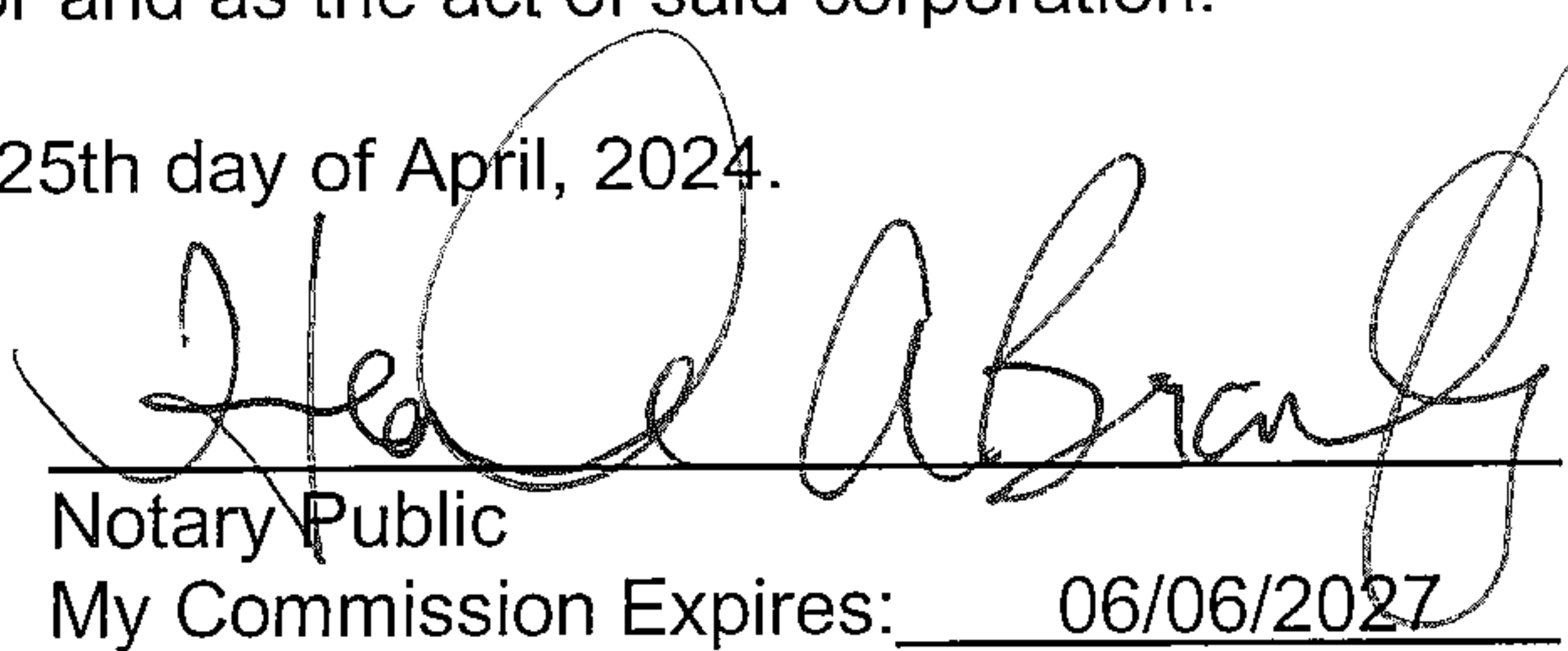
  
BY: Stephen Juneau, Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brett T. Josephson and Stephen Juneau**, whose name as **Members** of **Total Restoration, LLC**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25th day of April, 2024.



  
Notary Public  
My Commission Expires: 06/06/2027

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	TOTAL RESTORATION, LLC	Grantee's Name	Ryan C. Trocchio
Mailing Address	5691 Spring Creek Road Montevallo, AL 35115	Mailing Address	Charles Martin Stone Jr 1066 Chateau Drive Helena, AL 35080
Property Address	1066 Chateau Drive Helena, AL 35080	Date of Sale	April 25, 2024
		Total Purchase Price \$	397,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

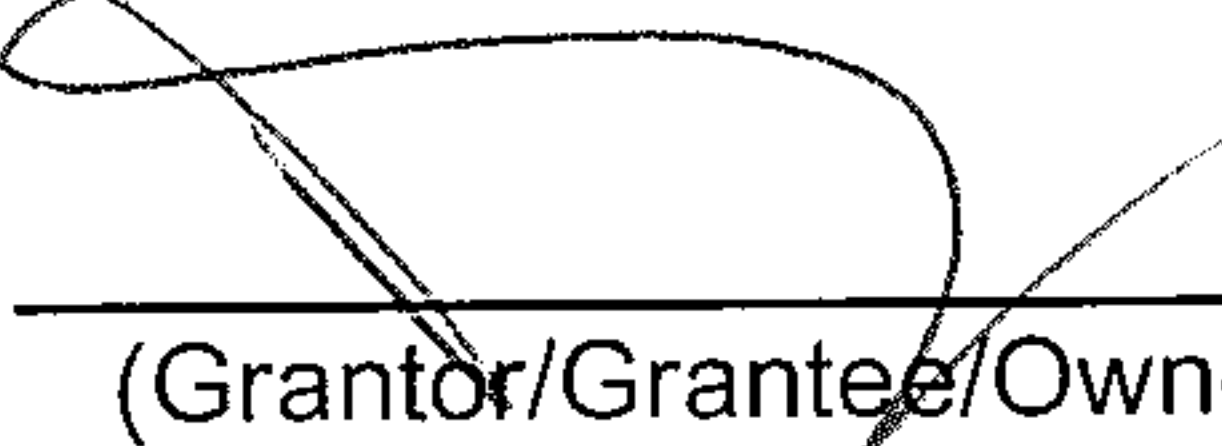
Date of Sale - the date on which interest to the property was conveyed.

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).

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

Date	April 25, 2024	Print	B. CHRISTOPHER BATTLES
<input type="checkbox"/> Unattested	<input type="checkbox"/> (verified by)	Sign	
			(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/06/2024 02:13:59 PM  
\$149.50 PAYGE  
20240506000132070

Form RT-1

Allen S. Bayl