

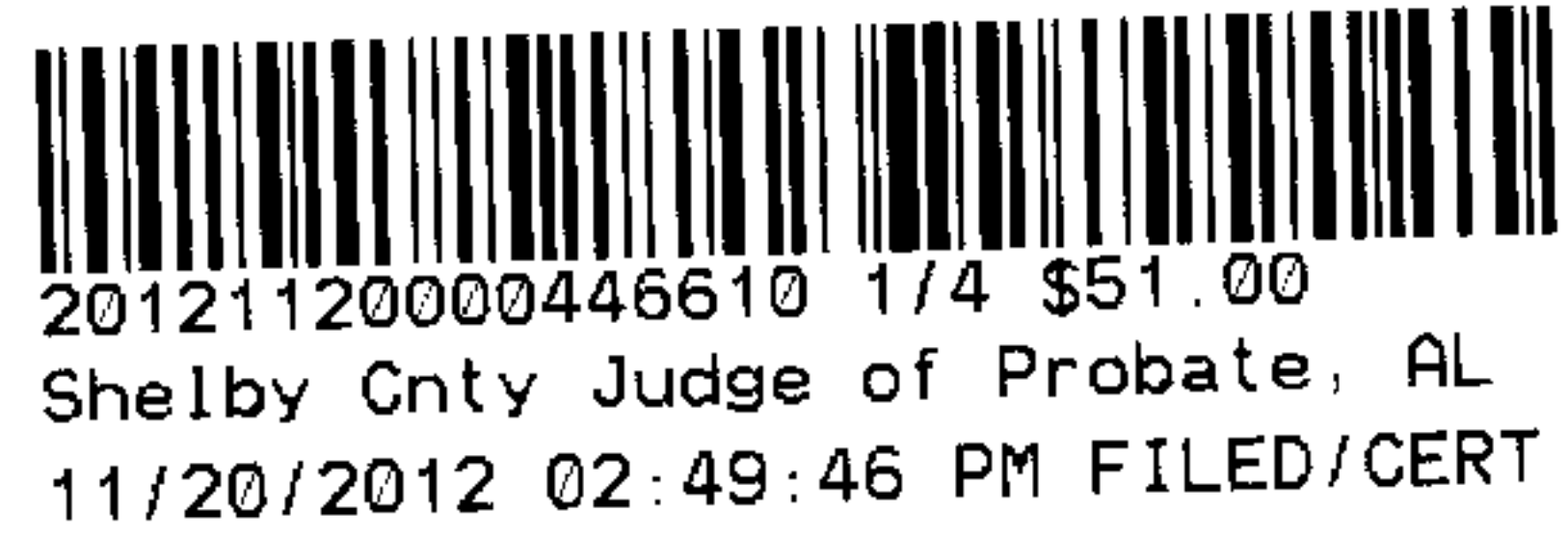
PREPARED BY: LATHAM, HUNTLEY & ASSOCIATES LLC  
ATTORNEY AT LAW  
PO Box 1319  
Clanton, AL 35046

Grantee Address:

424 ACE TRAIL  
ALABAMA AL 35007

STATUTORY WARRANTY DEED

State of Alabama  
Chilton County



THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum **Three Hundred Thousand Dollars and 00/100 (\$300,000.00)**, in hand paid by **Anthony Troncalli and Leah Troncalli** the receipt whereof is hereby acknowledged, **J & E Properties LLC** has granted, bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said **Anthony Troncalli, Leah Troncalli, as joint tenants with rights of survivorship**, the following described real estate, situated in ~~Chilton~~ **Shelby** County, Alabama, to-wit:

See Exhibit "A"

**\$270,000.00** of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith

TO HAVE AND TO HOLD the aforegranted premises to Anthony Troncalli and Leah Troncalli, as joint tenants with rights of survivorship, their heirs and assigns, forever.

IN WITNESS WHEREOF, THE SAID has executed this conveyance on this the 20 day of November, 2012

J & E Properties LLC

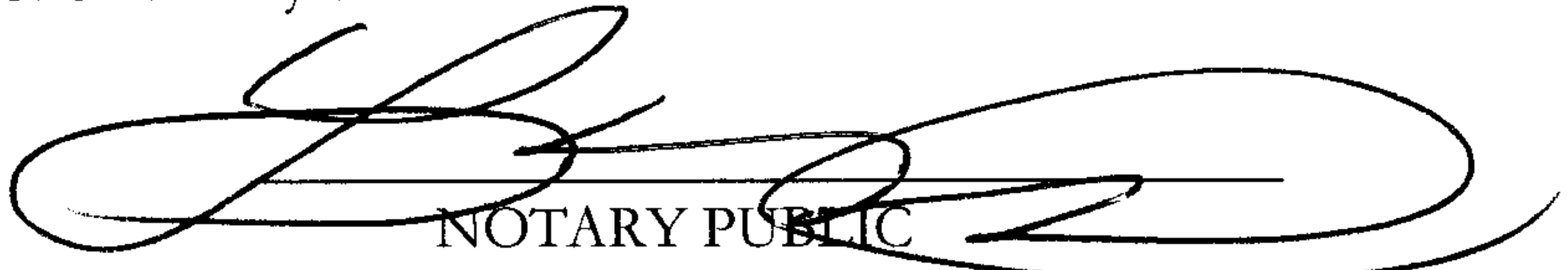
By: 

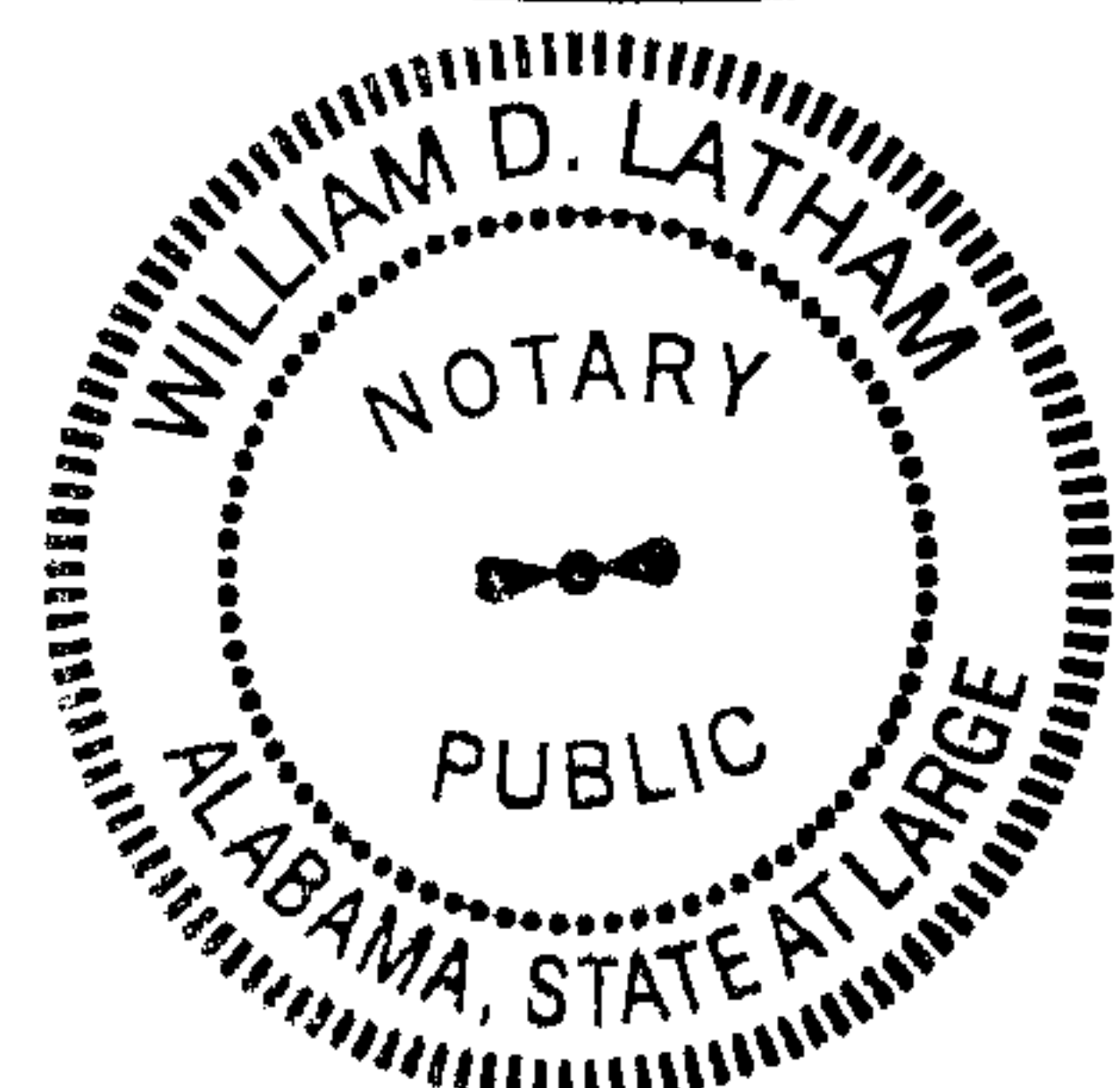
As:

State of Alabama

Chilton County

I, a Notary Public, in and for said County, in said State, hereby certify that Cenie Peters whose name as managing partner of J & E Properties LLC 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, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.

  
NOTARY PUBLIC

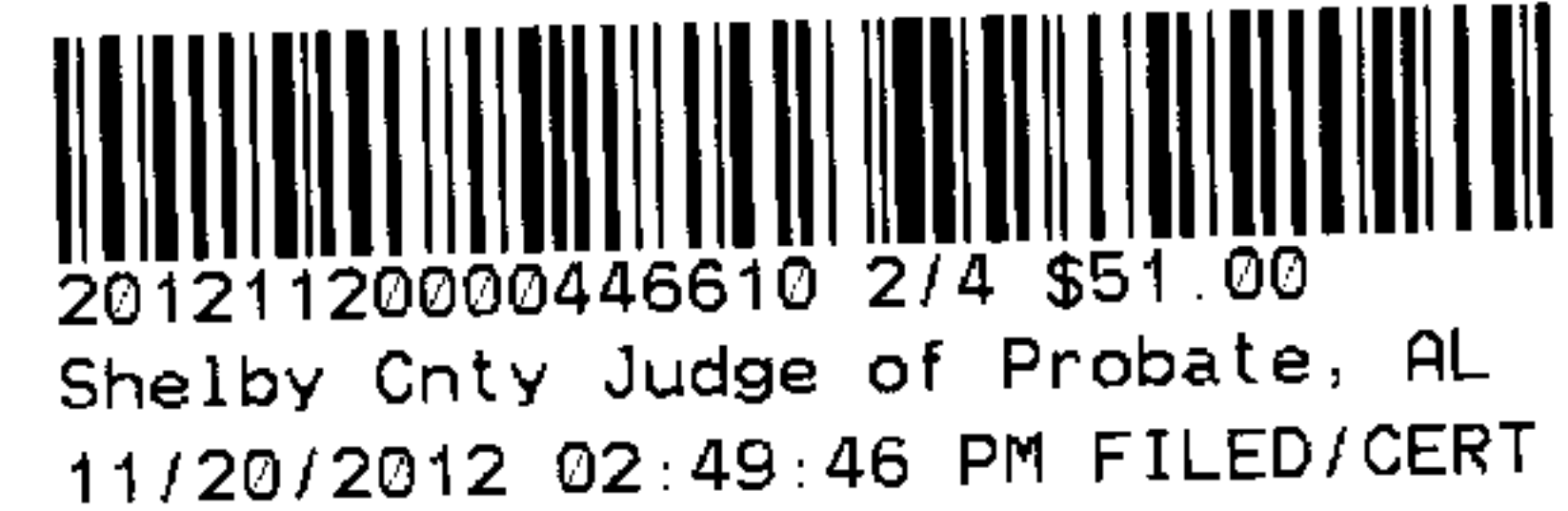


270,000 of purchase price  
Paid FROM 270,000 mortgage  
of our debt

Shelby County, AL 11/20/2012  
State of Alabama  
Deed Tax: \$30.00



Exhibit 'A'



Parcel I

Part of the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of the NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of said section, run in a Westerly direction along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for a distance of 8.6 feet; thence turn an angle to the right of 98 deg. 43 min. and run along the West right-of-way line of Alabama Highway #119 for a distance of 244.00 feet; thence turn an angle to the left of 98 deg. 43 min. and run in a Westerly direction for a distance of 651.40 feet; thence turn an angle to the right of 76 deg. 06 min. and run in a Northwesterly direction for a distance of 209.03 feet; thence turn an angle to the right of 102 deg. 46 min. 30 sec. and run in a Easterly direction for a distance of 303.49 feet; thence turn an angle to the left of 91 deg. 00 min. and run in a Northerly direction for a distance of 333.84 feet to the point of beginning; thence continue along last mentioned course a distance of 80.00 feet, more or less, to an existing iron pin; thence turn an angle to the right of 91 deg. 15 min. 18 sec. and run in an Easterly direction for a distance of 470.47 feet to an existing iron pin being on the West right-of-way line of Alabama Highway #119; thence turn an angle to the right (87 deg. 59 min. 10 sec. to chord) and run in a Southerly direction for a distance of 80.03 feet to an existing iron pin being on the West right-of-way line of Alabama Highway #119; thence turn an angle to the right (92 deg. 00 min. 50 sec. from last mentioned chord line) and run in a Westerly direction for a distance of 471.53 feet, more or less, to the point of beginning. ID No: 58-23-6-23-2-001-039.022

According to Survey of Laurence D. Weygand, Reg. P. E. & L. S. #10373, dated September 26, 1986.

Parcel II

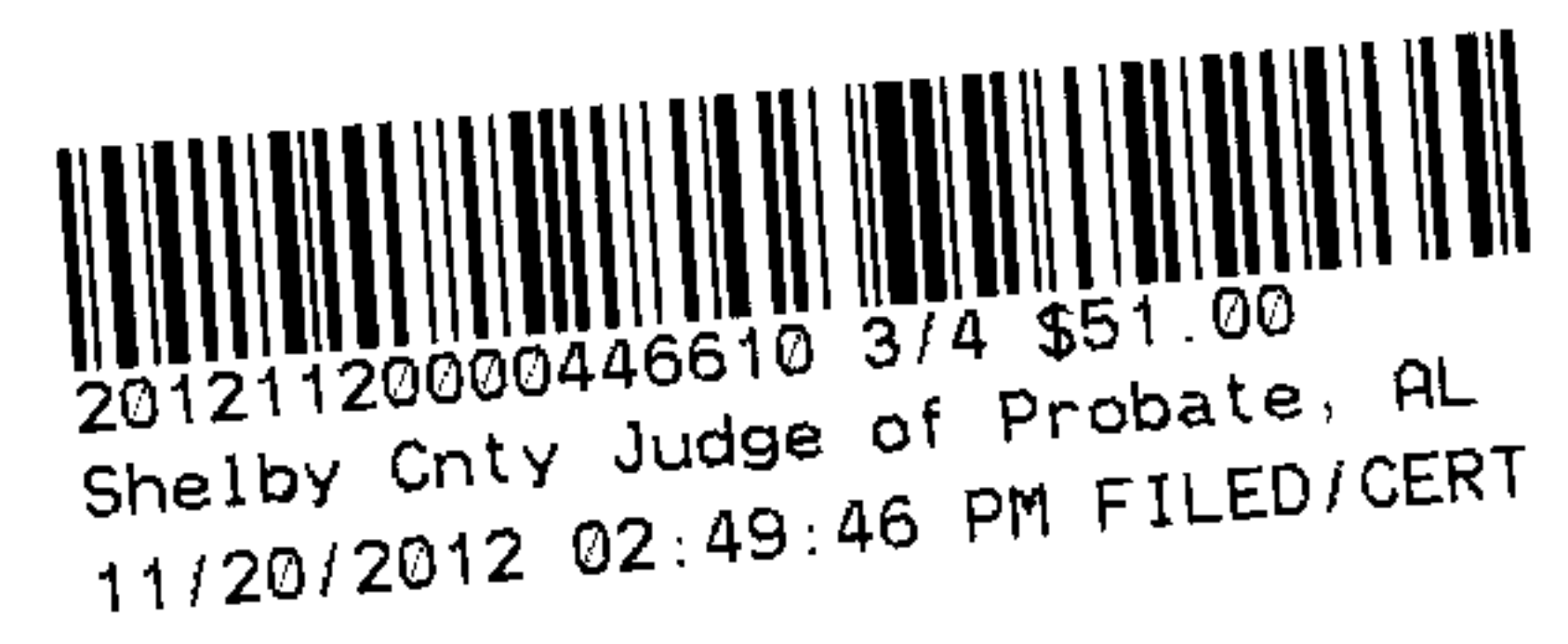
Part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said section, run in a Westerly direction along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for a distance of 583.26 feet; thence turn an angle to the right of 78 deg. 33 min. and run in a Northwesterly direction for a distance of 1,293.11 feet, more or less, to the intersection of the centerline of 30 foot Plantation Pipeline easement and the South right-of-way line of Shelby County Highway #12; thence turn an angle to the right of 101 deg. 30 min. 30 sec. and run in an Easterly direction along said South right-of-way line for a distance of 439.98 feet; thence turn an angle to the right of 87 deg. 30 min. and run in a Southerly direction for a distance of 301.16 feet to an existing iron pin, being the point of beginning; thence turn along last mentioned course for a distance of 100.0 feet to an existing iron pin; thence turn an angle to the left of 88 deg. 44 min. 42 sec. and run in an Easterly direction for a distance of 231.50 feet to an existing iron pin; thence turn an angle to the left of 91 deg. 15 min. 26 sec. and run in a Northerly direction for a distance of 99.83 feet to an existing iron pin; thence turn an angle to the left of 88 deg. 41 min. 42 sec. and run in a Westerly direction for a distance

of 231.50 feet, more or less, to the point of beginning, containing 23,123 square feet, more or less. ID No: 58-23-6-23-2-001-039.025

LESS AND EXCEPT the following conveyed parcel:

A parcel of land situated in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of said  $\frac{1}{4}$   $\frac{1}{4}$  section; thence in a Westerly direction along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$ , a distance of 117.56 feet; thence turn an angle to the right of 87 deg. 42 min. 22 sec. and run a distance of 869.81 feet to the SW corner of a tract of land recorded in Inst. No. 1998-42593, Office of the Judge of Probate, Shelby County, Alabama and the point of beginning; thence continue along last described course, a distance of 99.83 feet; thence turn an angle to the left of 88 deg. 45 min. 14 sec. and run a distance of 50.00 feet; thence turn an angle to the left of 91 deg. 14 min. 44 sec. and run a distance of 99.83 feet; thence turn an angle to the left of 88 deg. 48 min. 22 sec. and run a distance of 50.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.





# Real Estate Sales Validation Form

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

Grantor's Name J E Properties  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Arthur Teonelli  
Mailing Address 424 Acorn Tree, 1  
Alabaster, AL


Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 11-20-12  
Total Purchase Price \$ 300,000  
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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

  
20121120000446610 4/4 \$51.00  
Shelby Cnty Judge of Probate, AL  
11/20/2012 02:49:46 PM FILED/CERT

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 \_\_\_\_\_

Print \_\_\_\_\_

Sign \_\_\_\_\_

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1