

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140206000034730 1/2 \$116.50
Shelby Cnty Judge of Probate, AL
02/06/2014 03:04:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ninety nine thousand, two hundred dollars **(\$99,200.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Anthony Troncalli and wife Leah Troncalli (herein referred to as Grantor)** grant, bargain, sell and convey unto **Anthony Troncalli and wife Leah Troncalli (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; thence N90°00'00"W, a distance of 583.26'; thence N11°27'00"W, a distance of 1293.11'; thence S89°56'30"E, a distance of 439.98'; thence S02°26'30"E, a distance of 301.16' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 180.14'; thence N88°50'09"E, a distance of 471.53' to the Westerly R.O.W line of Alabama Highway 119; thence N02°45'58"W and along said R.O.W. line, a distance of 80.03'; thence S88°49'41"W and leaving said R.O.W. line, a distance of 289.20'; thence N02°20'16"W, a distance of 100.06'; thence S88°52'01"W, a distance of 182.06' to the POINT OF BEGINNING.

Said Parcel containing 1.28 acres, more or less.

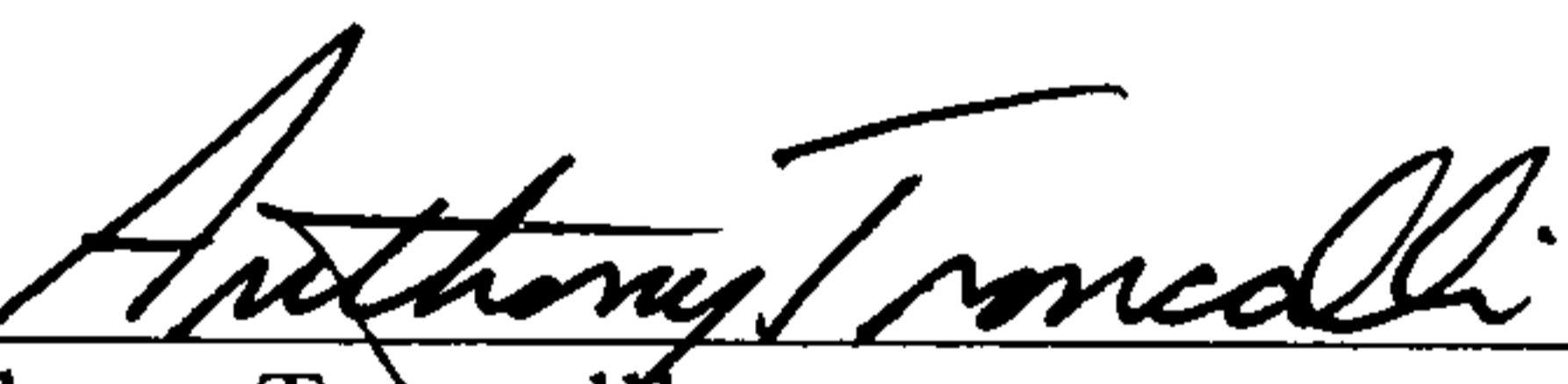
SUBJECT TO:

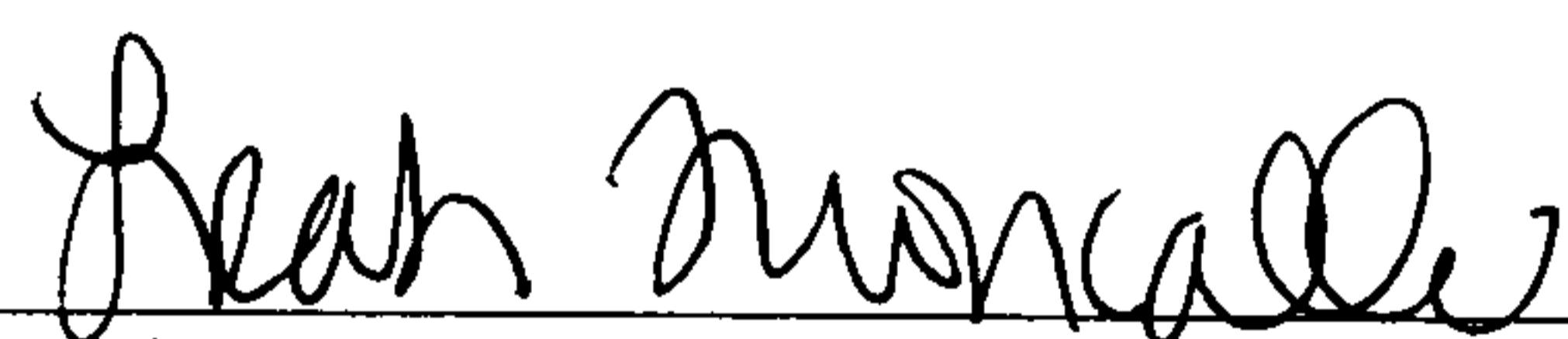
1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of February, 2014.

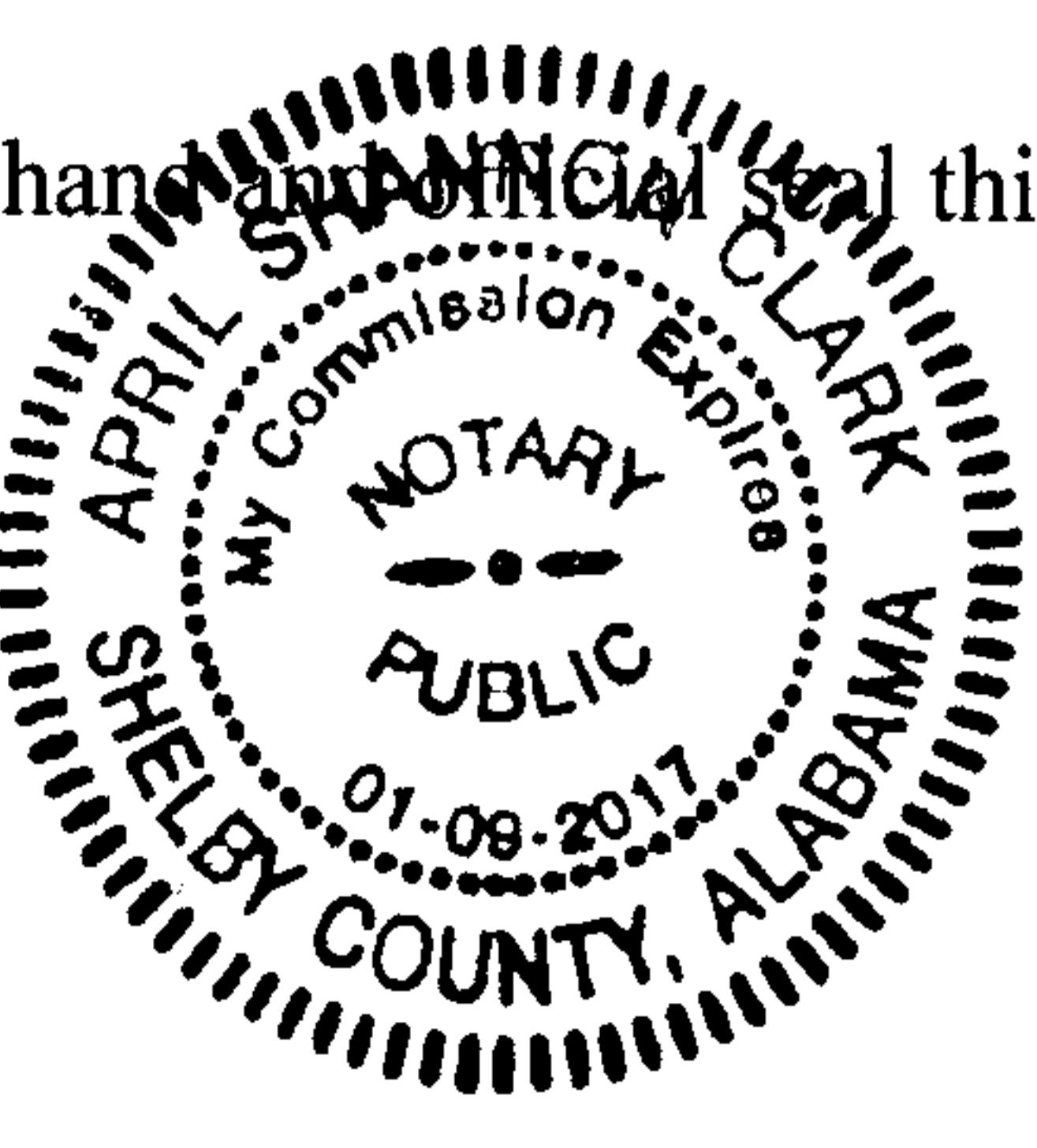

Anthony Troncalli


Leah Troncalli

Shelby County, AL 02/06/2014
State of Alabama
Deed Tax: \$99.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Anthony Troncalli and Leah Troncalli whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and  this 6th day of February, 2014


April Clark
Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form

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

Grantor's Name Anthony Troncalli Grantee's Name Anthony Troncalli
Mailing Address 444 Aler Trail Mailing Address Alabaster AL
35007 

Property Address _____ Date of Sale 2-6-14
_____ Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 99,200.00

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 Appraisal
 Sales Contract Other
 Closing Statement tax value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Mike T. Atchison

Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one



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