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06/13/2018 02:53:12 PM
DEEDS 1/1

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Anthony Troncalli
Leah Troncalli
6035 Vale Hollow Rd.
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Nine Thousand Five Hundred Dollars and No Cents (\$229,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Helena United Methodist Church, whose mailing address is:

2035 Co Rd 58, Helena, AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Anthony Troncalli and Leah Troncalli, whose mailing address is:

6035 Vale Hollow Rd., Helena, AL 35080

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 6035 Vale Hollow Rd., Helena, AL 35080 to-wit:

Lot 35, according to the Survey of Woodvale, as recorded in Map Book 12, pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto 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 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, that 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 warrants and defend the same to the said Grantees, their 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 12th day of June, 2018.

HELENA UNITED METHODIST CHURCH

John M. Alford
Trustee



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2018 02:53:12 PM
\$244.50 CHERRY
20180613000209770

John M. Alford

State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John M. Alford, whose name as Trustee of Helena United Methodist Church, 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Helena United Methodist Church.

Given under my hand and official seal this the 12th day of June, 2018.

Notary Public, State of Alabama

Sandy Johnson

Printed Name of Notary

My Commission Expires: February 02, 2019

