

Value 168,100-

168.50
22.00
6.00
196.50

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
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(205) 803-6724

Send Tax Notice To:
Charles Andrew Traffica
1085 Fairbanks Lane
Chelsea, AL 35043


20210426000206130 1/3 \$196.50
Shelby Cnty Judge of Probate, AL
04/26/2021 02:41:39 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

EDDIE B. TRAFFICA, Trustee of the Traffica Living Trust dated July 3, 2007,

(herein referred to as "Grantor"), remises, releases, quitclaims, grants, sells and conveys to

CHARLES ANDREW TRAFFICA,

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 3-6, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23
A and B in the Probate Office of Shelby County, Alabama.**

**Subject to the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements
now of record, if any.**

NOTE: The above property constitutes the homestead of Charles Andrew Traffica.

NOTE: The conveyed property address is 1085 Fairbanks Lane, Chelsea, AL 35043

NOTE: Eddie B. Traffica and Eddie Traffica are the one and the same person.

TO HAVE AND TO HOLD to the said grantee, his/her successors and assigns forever.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

Shelby County, AL 04/26/2021
State of Alabama
Deed Tax: \$168.50



20210426000206130 2/3 \$196.50
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IN WITNESS WHEREOF, IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2021.

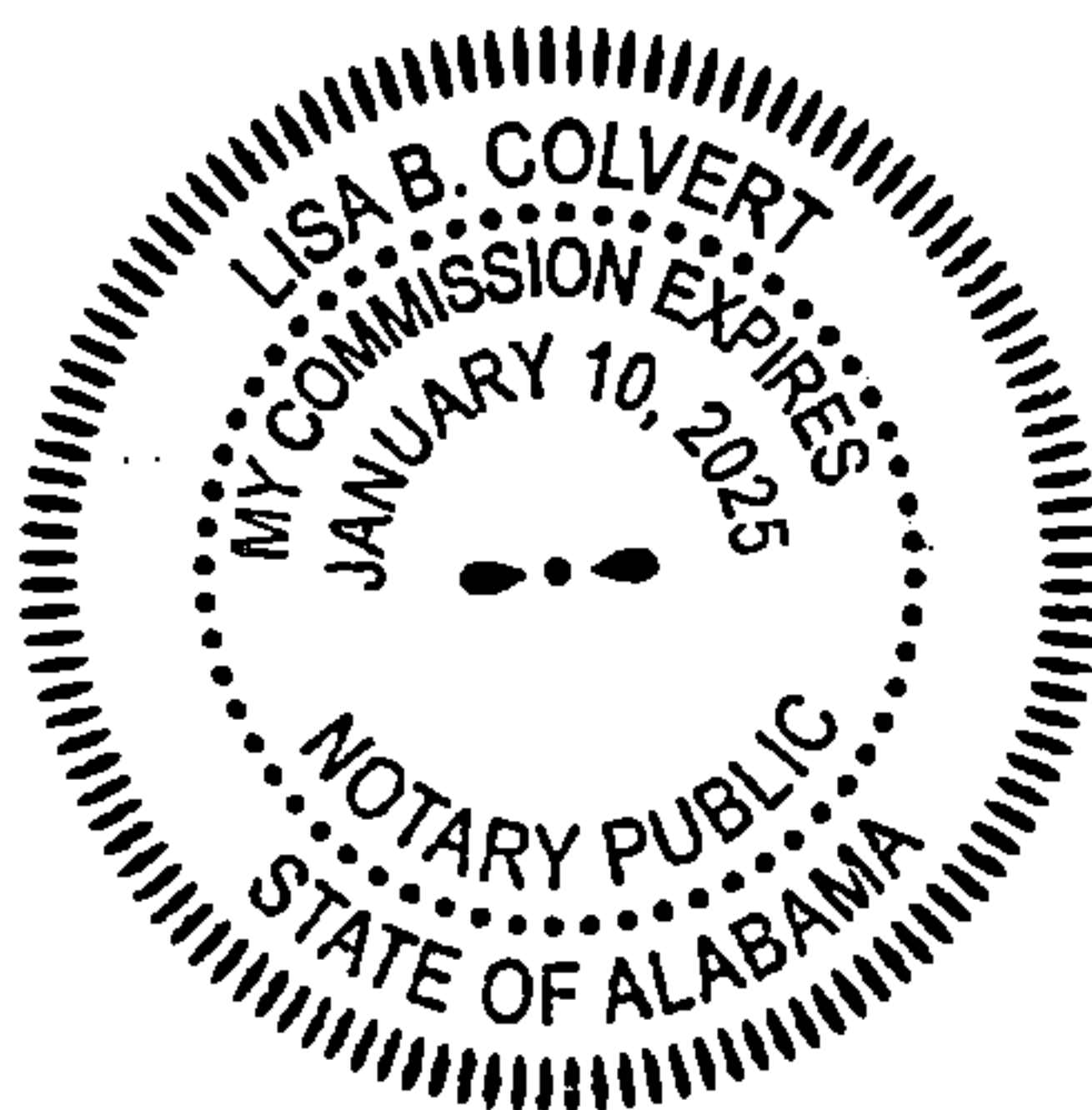
EDDIE B. TRAFFICA, as Trustee of the Traffica
Living Trust dated July 3, 2007

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eddie B. Traffica, as Trustee of the Traffica Living Trust dated July 3, 2007**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 15th day of April, 2021.



Notary Public
My Commission Expires: 1-10-2025

Real Estate Sales Validation Form

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

Grantor's Name Eddie B. Traffica, Trustee
Mailing Address 1085 Fairbanks Lane
Chelsea AL 35043

Grantee's Name Charles Andrew Traffica
Mailing Address 1085 Fairbanks Lane
Chelsea, AL 35043

Property Address 1085 Fairbanks Lane
Chelsea, AL 35043

Date of Sale April 15, 2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 168,100.00

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 Shelby County Tax Assessor
☐ 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 4/15/21

Print Ben Stewart

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Shelby Cnty Judge of Probate, AL
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