

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Richard L. Troyanek & Ethel S. Troyanek
3143 Chestnut Oaks Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT WITH RIGHT OF SURVIVORSHIP**
) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THREE THOUSAND AND NO/100 DOLLARS (\$303,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **TODD P. FITTRO and KATHLEEN A. FITTRO, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **RICHARD L. TROYANEK and ETHEL S. TROYANEK** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 20A, according to the Resurvey of Lots 15 through 29, inclusive, the Fairways at Riverchase, as recorded in Map Book 14, page 40, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$303,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

20211206000580350 12/06/2021 12:11:43 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 3rd day of December, 2021.

Todd P. FITTRO By Kathleen A. FITTRO As Attorney in Fact

TODD P. FITTRO,
By KATHLEEN A. FITTRO,
As Attorney in Fact

Kathleen A. FITTRO

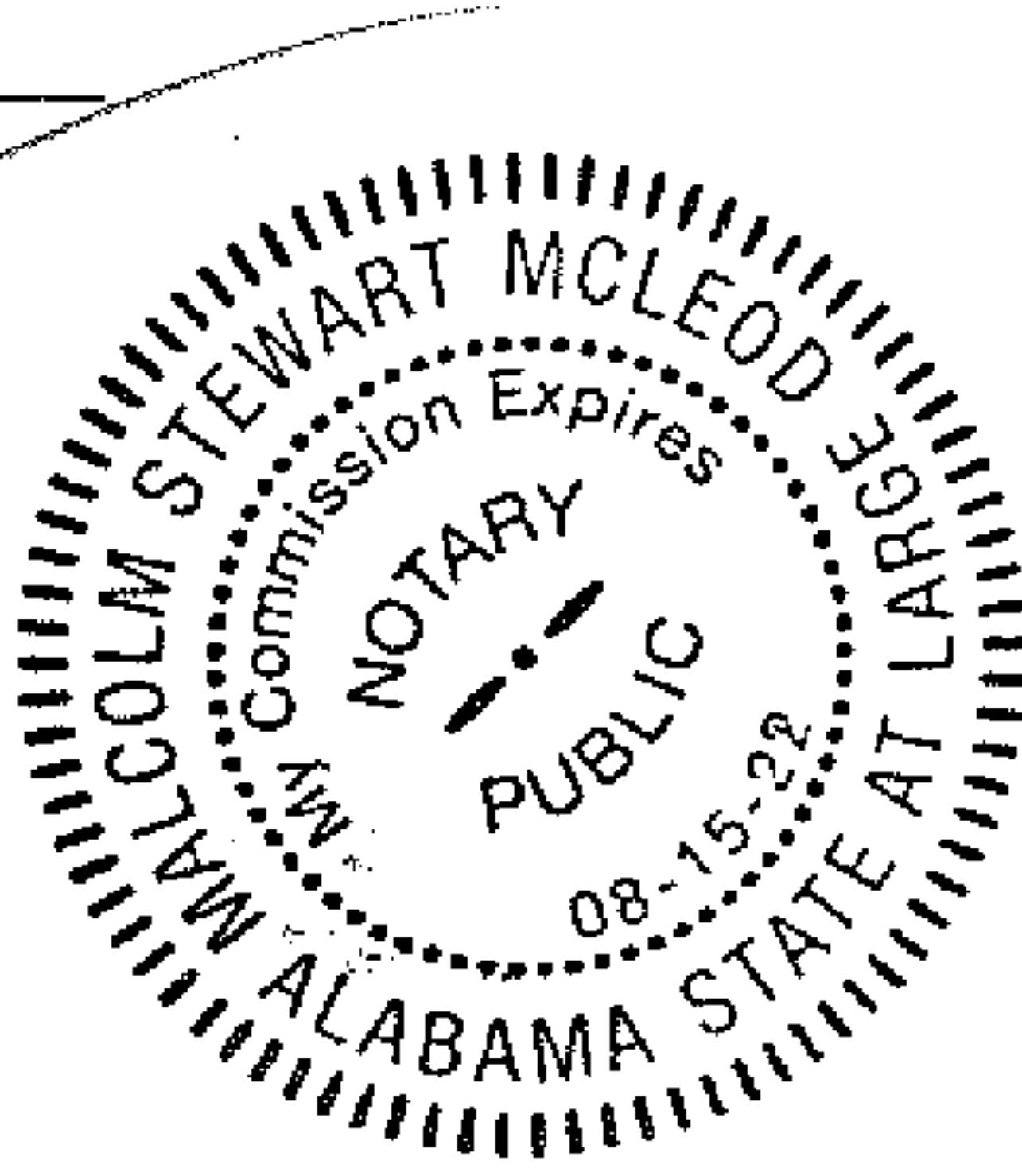
KATHLEEN A. FITTRO

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **KATHLEEN A. FITTRO, individually, and as Attorney in Fact for TODD P. FITTRO**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, individually, and as said Attorney in Fact, executed the same voluntarily, and with full authority, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of December, 2021.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	TODD P. FITTRO and KATHLEEN A. FITTRO	Grantee's Name	RICHARD L. TROYANEK and ETHEL S. TROYANEK
Mailing Address	3143 CHESTNUT OAKS DRIVE BIRMINGHAM, AL 35244	Mailing Address	3143 CHESTNUT OAKS DRIVE BIRMINGHAM, AL 35244
Property Address	3143 CHESTNUT OAKS DRIVE BIRMINGHAM, AL 35244	Date of Sale	December 3, 2021
		Total Purchase Price	\$303,000.00
		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)

Bill of Sale	Appraisal
Sales Contract	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).

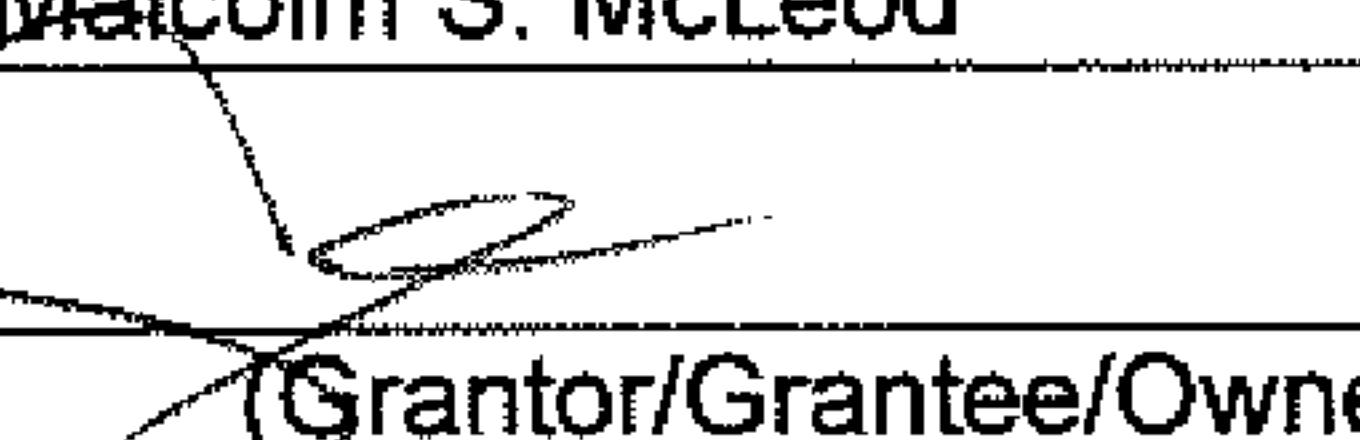
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 3, 2021

Print Malcolm S. McLeod

Unattested

Sign

 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2021 12:11:43 PM
\$331.00 JOANN
20211206000580350

File 211017



Form RT-1
Alabama 08/2012 LSS

