


THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
P.O. Box 1591
Columbiana, Alabama 35051


20220428000174160 1/2 \$154.50
Shelby Cnty Judge of Probate, AL
04/28/2022 10:57:31 AM FILED/CERT

SEND TAX NOTICE TO:

Leah Troncalli
6035 Vale Hollow Road
Helena, Alabama 35080

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **ANTHONY FRANK TRONCALLI, II**, (hereinafter referred to as GRANTOR), a unmarried man, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **LEAH TRONCALLI**, (hereinafter referred to as "GRANTEE"), a unmarried woman, the following described real estate, situated in Shelby County, Alabama, 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.


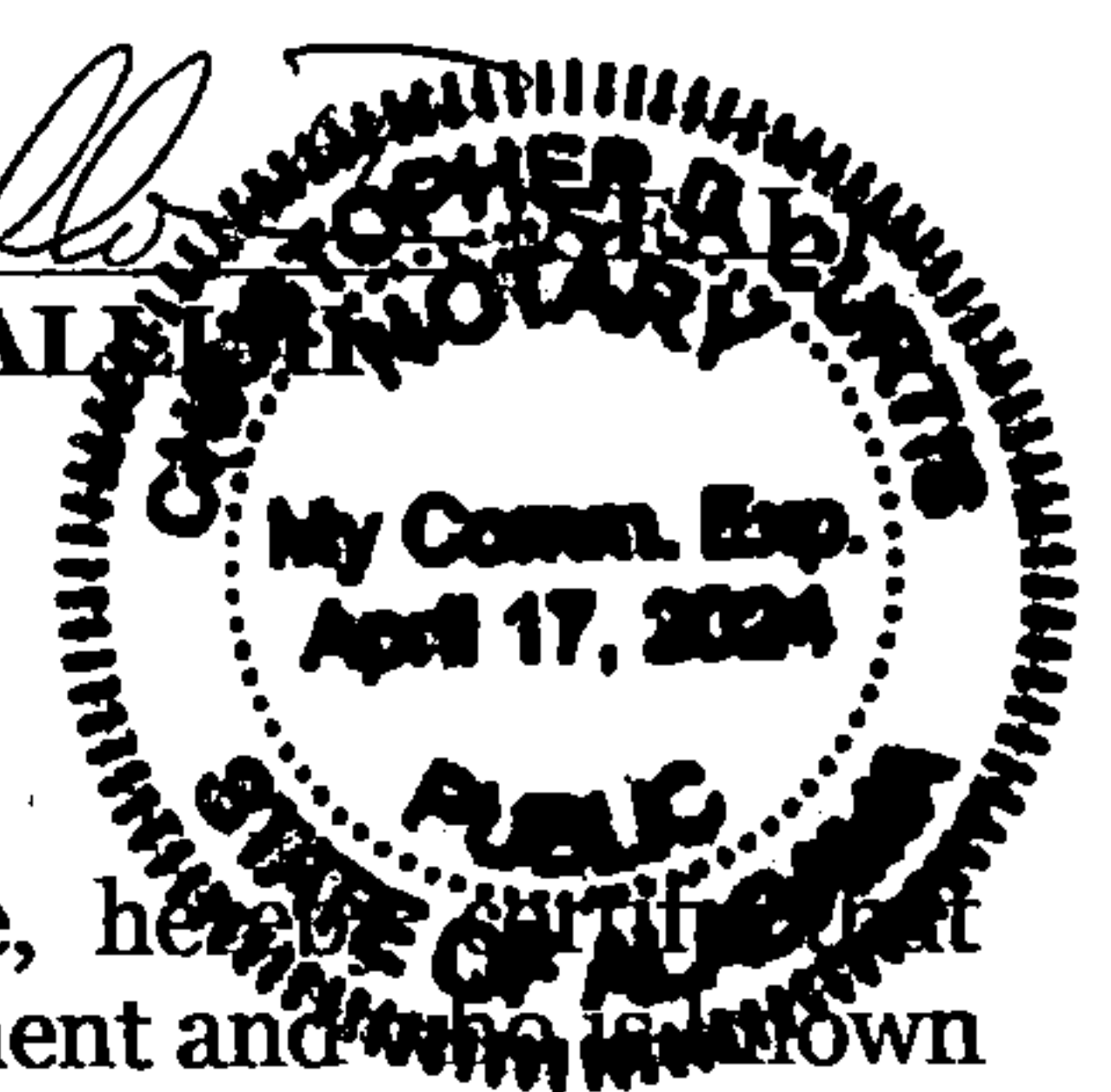
TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.

THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT OF DIVORCE, CASE NUMBER: DR-2020-900750.00, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

29th **IN WITNESS WHEREOF**, the said GRANTOR has hereunto set his signature and seal this day of December, 2021.


ANTHONY FRANK TRONCALLI, II


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ANTHONY FRANK TRONCALLI, II**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of DECEMBER, 2021

Shelby County, AL 04/28/2022
State of Alabama
Deed Tax: \$129.50


Notary Public
My commission expires: APRIL 17, 2024

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 Frank Troncalli, II
Mailing Address 2015 Bulldog Bend Road
Brierfield, Alabama 35035

Grantee's Name Leah Troncalli
Mailing Address 6035 Vale Hollow Road
Helena, Alabama 35080

Property Address 6035 Vale Hollow Road
Helena, Alabama 35080

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$129,200.00 (1/2 value pursuant to DR-2020-900750.00)



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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 Shelby County Tax Assessor's Website

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 04/28/2022

Print Samantha Rush

Unattested (verified by)

Signature of Samantha Rush (Grantor/Grantee/Owner/Agent) circle one