

Retecording to correct Legal description  
IN instrument number 20220915000358060

This instrument was prepared by:

Nicole Sala  
CRITTENDEN PARTNERS, P.C.  
4000 Eagle Point Corporate Dr.  
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Anthony Troncelli

QUITCLAIM DEED

STATE OF ALABAMA )  
Shelby COUNTY )



20220915000358060 1/5 \$139.00  
Shelby Cnty Judge of Probate, AL  
09/15/2022 01:52:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, and in accordance with the Final Judgment of Divorce entered in the Circuit Court of Shelby County case number DR 2020-900750, the undersigned Anthony Troncelli and Leah Troncelli, a divorced couple, hereby remise, release, quit claim, grant, sell, and conveys to Anthony Troncelli (hereinafter called Grantee), all their right, title, interest and claim in or to the real estate, situated in Shelby County County, Alabama, to-wit:

See Attached Exhibit "A"

This conveyance was made pursuant to the Final Judgment of Divorce dated December 13, 2021.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 15th day of September, 2022.



20221005000380500 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/05/2022 12:45:56 PM FILED/CERT

Shelby County, AL 09/15/2022  
State of Alabama  
Deed Tax: \$105.00





20221005000380500 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/05/2022 12:45:56 PM FILED/CERT

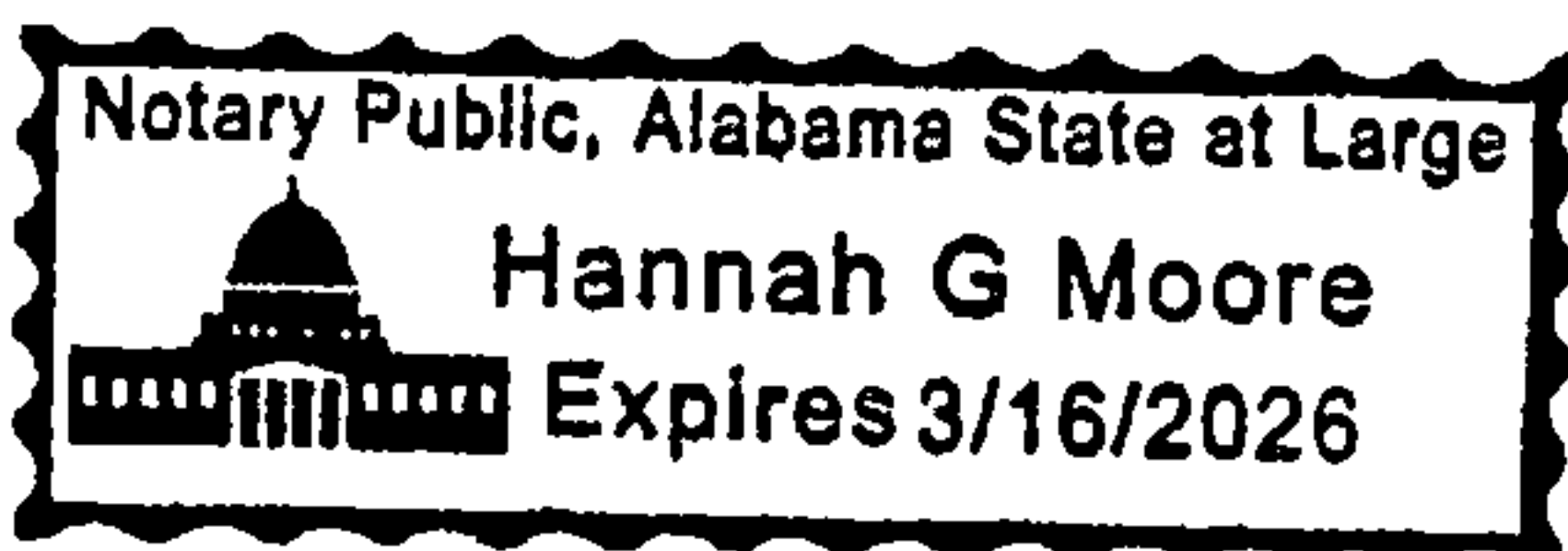
Anthony Troncalli  
Anthony Troncalli (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Bethany Dover~~, whose name 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, she executed the same voluntarily on the day the same bears date.

Anthony  
Troncalli

Given under my hand and official seal, this 15<sup>th</sup> day of September, 2022.



Hannah G Moore  
NOTARY PUBLIC  
My Commission Expires: 3/16/2026

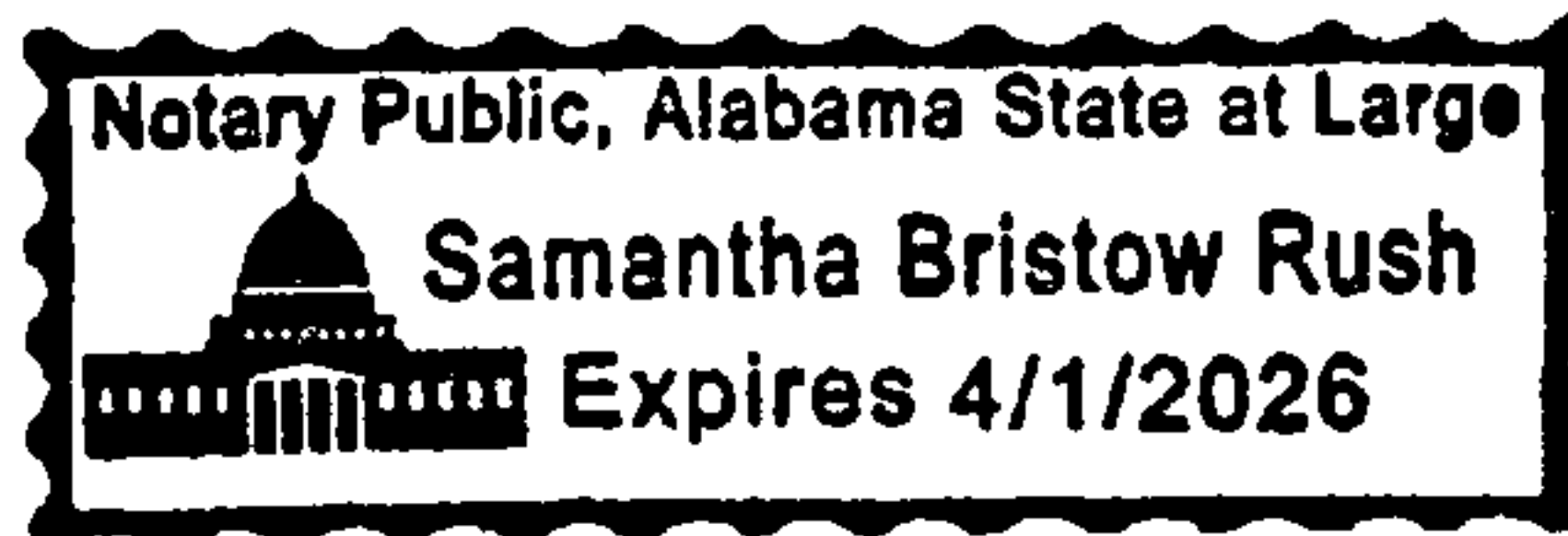
Leah Troncalli  
Leah Troncalli (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Donaldson Dover~~, whose name 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 executed the same voluntarily on the day the same bears date.

Leah  
Troncalli

Given under my hand and official seal, this 14<sup>th</sup> day of September, 2022.



Samantha Bristow Rush  
NOTARY PUBLIC  
My Commission Expires: 04/01/2026



20220915000358060 2/5 \$139.00  
Shelby Cnty Judge of Probate, AL  
09/15/2022 01:52:32 PM FILED/CERT





P.O. Box 45023  
Jacksonville, FL 32232-5023

## EXHIBIT A



20221005000380500 3/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/05/2022 12:45:56 PM FILED/CERT

The Land is described as follows:

**Unnumbered lot on Final Plat of Shelby Landscape Supply Resurvey as recorded in Map Book 44, Page 6  
in the Probate Office of Shelby County, Alabama.**

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance 8-1-16 - Exhibit A

AMERICAN  
LAND TITLE  
ASSOCIATION



File No.: 9108K-16



# Real Estate Sales Validation Form

20221005000380500 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/05/2022 12:45:56 PM FILED/CERT

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

Grantor's Name Anthony Troncalli  
Mailing Address Leah Troncalli  
6035 Vale Hollow Rd.  
Helena, AL 35080

Grantee's Name Anthony Troncalli  
Mailing Address 2015 Bulldog Bend Rd.  
Brierfield, AL 35035

Property Address 8163 Hwy 119 South  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 709,800.00

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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal \$104,900.00  
☐ Other

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 9/15/22

Print Anthony Troncalli

Sign Anthony Troncalli

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20220915000358060 5/5 \$139.00  
Shelby Cnty Judge of Probate, AL  
09/15/2022 01:52:32 PM FILED/CERT