

**SEND TAX NOTICE TO:**  
Luigi Roppolo and Antonina Roppolo  
532 Bent Creek Trace  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FIVE HUNDRED NINETY THOUSAND AND 00/100 (\$590,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Timeless Homes, LLC, an Alabama Limited Liability Company**, whose address is 121 High Hampton Drive, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Luigi Roppolo and Antonina Roppolo**, whose address is 532 Bent Creek Trace, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Luigi Roppolo and Antonina Roppolo, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 532 Bent Creek Trace, Chelsea, AL 35043 to-wit:**

**Lot 94, according to the Survey of Bent Creek Subdivision, Sector 2, Phase I, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$190,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21st day of March, 2023.


Timeless Homes, LLC, an Alabama Limited Liability Company

By:   
Monty Bryant, Member

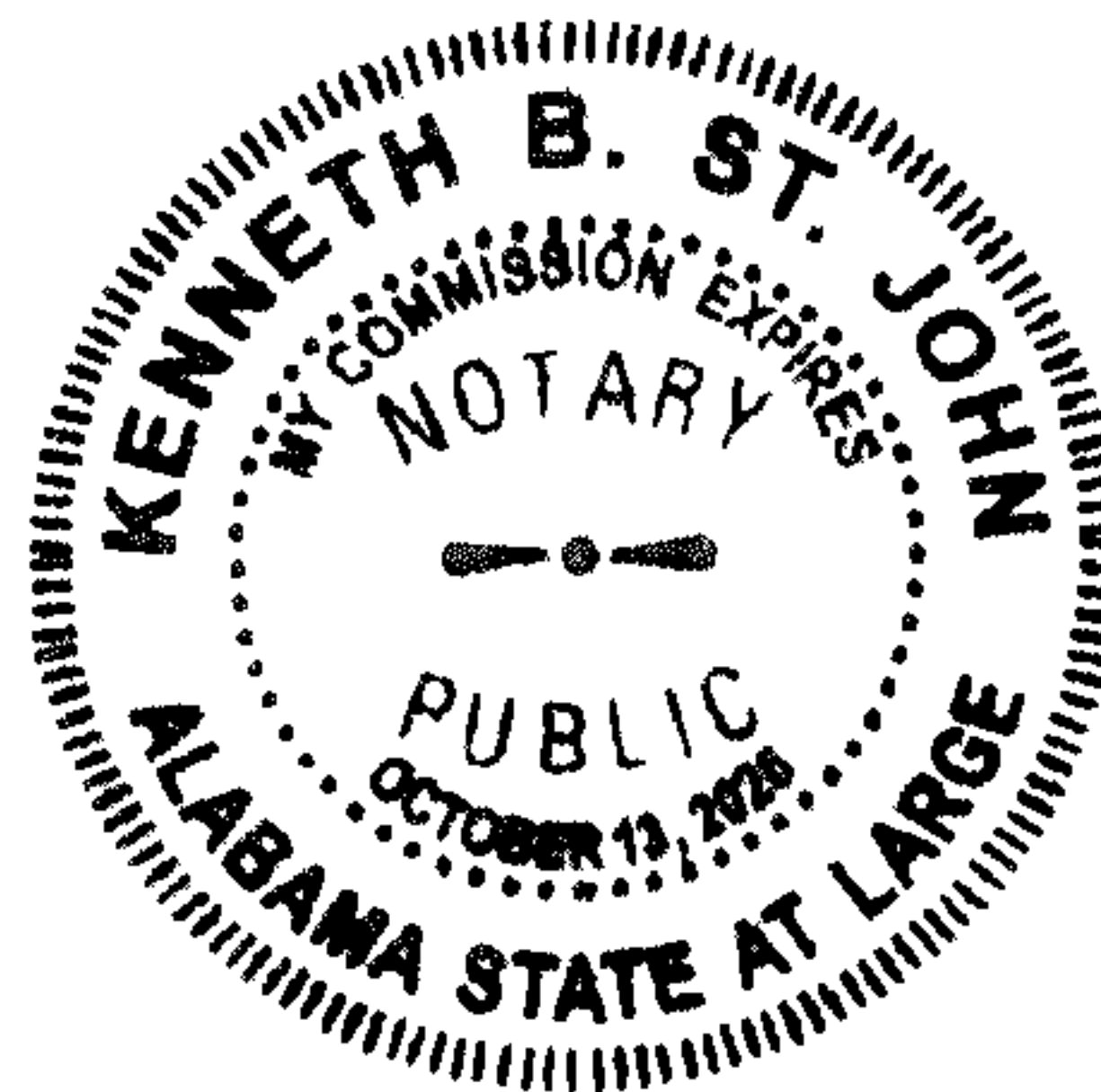
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Monty Bryant, whose name as Member of Timeless Homes, LLC, an Alabama Limited Liability Company, 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 instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 21<sup>st</sup> day of March, 2023.



Notary Public  
Print Name: Kenneth B St John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/22/2023 08:01:59 AM  
\$425.00 JOANN  
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