

## WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

**Grantee's Mailing Address/  
Send Tax Notice To:**  
**Lisa Toporovicz**  
**Andre Luiz Toporovicz**  
**106 Big Oak Dr**  
**Maylene, AL 35114**

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and the purpose of creating survivorship title, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**Lisa Toporovicz and Andre Luiz Toporovicz, Wife & Husband**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

**Lisa Toporovicz and Andre Luiz Toporovicz**

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 32, according to the Map of Apache Ridge Subdivision, First Sector, as recorded in map Book 12, page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County.**

TITLE NOT EXAMINED BY PREPARER.

NOTE TO RECORDING CLERK: The tax assessed value for this property is \$260,900

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 10th day of June, 2025.

Lisa Toporovicz  
**Lisa Toporovicz**

Andre Luiz Toporovicz  
**Andre Luiz Toporovicz**

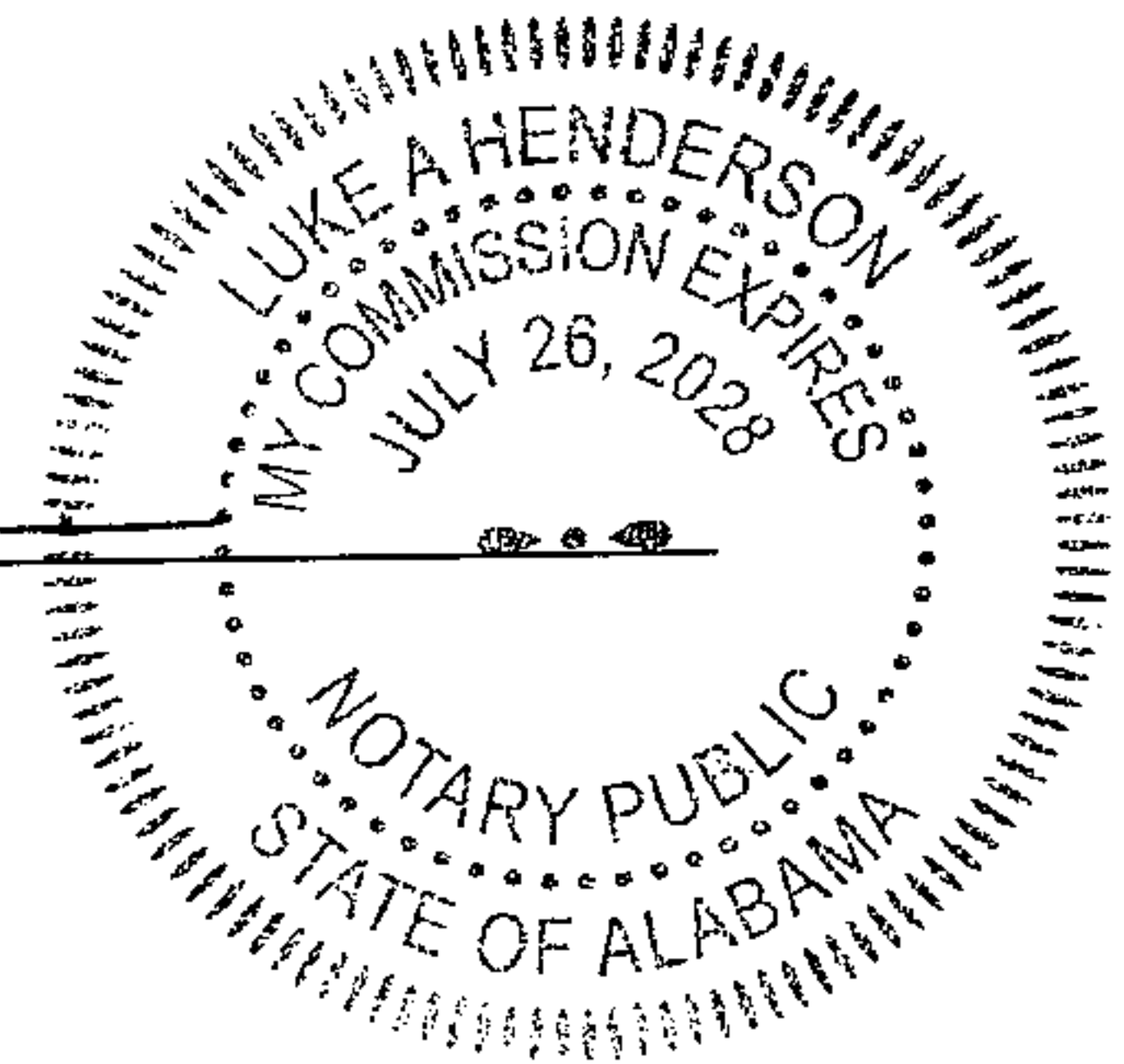
STATE OF ALABAMA                     )  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Lisa Toporovicz and Andre Luiz Toporovicz** 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 10, 2025.

My Commission Expires:

Luke A. Henderson  
Notary Public



Grantor's Address:       106 Big Oak Dr, Maylene, AL 35114

Property Address:       925 Falling Star Ln Alabaster, AL 35007

Parcel ID Number:       13 7 35 2 001 003.036



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/10/2025 10:38:34 AM  
\$286.00 BRITTANI  
20250610000177480

Allie S. Bayl