

SEND TAX NOTICE TO:

Paul J. Troiani, Jr. and Anna Troiani
7727 Bear Creek Road
Sterrett, AL 35147

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-25-347

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$475,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Leonard Griffin and Tammy Griffin, a married couple**, whose address is 2880 Lakehill Drive, Cropwell, AL 35054, (hereinafter "Grantor", whether one or more), by **Paul J. Troiani, Jr. and Anna Troiani**, whose address is 124 Lakeland Ridge, 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 **Paul J. Troiani, Jr. and Anna Troiani, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, to-wit:

TRACT 1:

Commence at the northeast corner of the West half of the East Half of the Southwest quarter of the Southwest quarter of Section 29, Township 18 south, Range 1 East, Shelby County, Alabama and run S 01°12' 36" W along said quarter-quarter quarter line a distance of 281.56' to a set rebar corner and the point of beginning of the property being described; Thence run S 73°07' 28" W a distance of 156.70' to a rebar corner; Thence run N 01°04' 10" E distance of 321.59' to a set rebar corner; Thence run S 87° 54'57" W a distance of 174.19' to a found two inch capped corner; Thence run S 01 °15' 22" W a distance of 642.43' to a set rebar corner on the northerly right of way line of Old Bear Creek Road; Thence run N 59°47'26" E along said margin of said road a distance of 379.69' to a found open top pipe corner; Thence run N 01°15'22" E a distance of 181.56' to the point of beginning, containing 3.07 acres.

Together with and subject to a 30-foot easement for ingress and egress, the centerline of which is described as follows:

Commence at the northeast corner of the West half of the East Half of the Southwest quarter of the Southwest quarter of Section 29, Township 18 south, Range 1 East, Shelby County, Alabama and run S 01°12' 36" W along said quarter-quarter quarter line a distance of 281.56' to a set rebar corner and the point of beginning of the property being described;

Thence run S 73°07' 28" W a distance of 43.62' to the centerline of said Easement and the point of beginning of same: Thence run S 11°06'16" W- 21.94' to a point, Thence run S 08°00'24" W- 68.36' to a point, Thence run S 23°23'51" W - 57.68' to a point, Thence run S 65°00'06" W - 48.90' to a point, Thence run S 72°01'19" W - 63.72' to a point, Thence run S 56°13'30" W 120.96' to a point, Thence run S 46°06'21" W-207 .49' to a point, Thence run S 49°51' 47" W-192.31' to a point, Thence run S 03°24' 17" W - 39.00' to a point in the centerline of Old Bear Creek Road and the end of required easement. Easement line is 15.0' each side of just described easement.

TRACT 2:

All that part of the W ½ of the E ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, which lies North of Shelby County Highway 43 right of way.

LESS AND EXCEPT the following described property, to-wit:

Begin at the NE corner of the West ½ of the East ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set ½-inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 156.70 feet to a set ½ -inch rebar; thence run North 01 degrees 04 minutes 10 seconds East for 321.59 feet to a set 1/2 inch rebar; thence run North 87 degrees 54 minutes 57 seconds East for 150.00 feet to the point of beginning.

Together with and subject to a 30-foot easement for ingress, egress, and utilities, described as follows:

Commence at the NE corner of the West ½ of the East ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set 1/2-inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 138.12 feet to the point of beginning of a 30-foot easement lying 15-feet on either side of the following described centerline; thence run South 24 degrees 42 minutes 44 seconds West for 16.64 feet; thence run South 44 degrees 01 minutes 52 seconds West for 89.18 feet; thence run South 30 degrees 02 minutes 49 seconds West for 165.30 feet; thence run South 46 degrees 06 minutes 21 seconds West for 207.49 feet; thence run South 49 degrees 51 minutes 47 seconds West for 192.31 feet; thence run South 03 degrees 24 minutes 17 seconds West for 39 feet to the centerline of Old Bear Creek Road (Hwy. No. 43), and the end of said easement.

FOR INFORMATIONAL PURPOSES ONLY:

Address is 7727 Bear Creek Road, Sterrett, Alabama 35147.

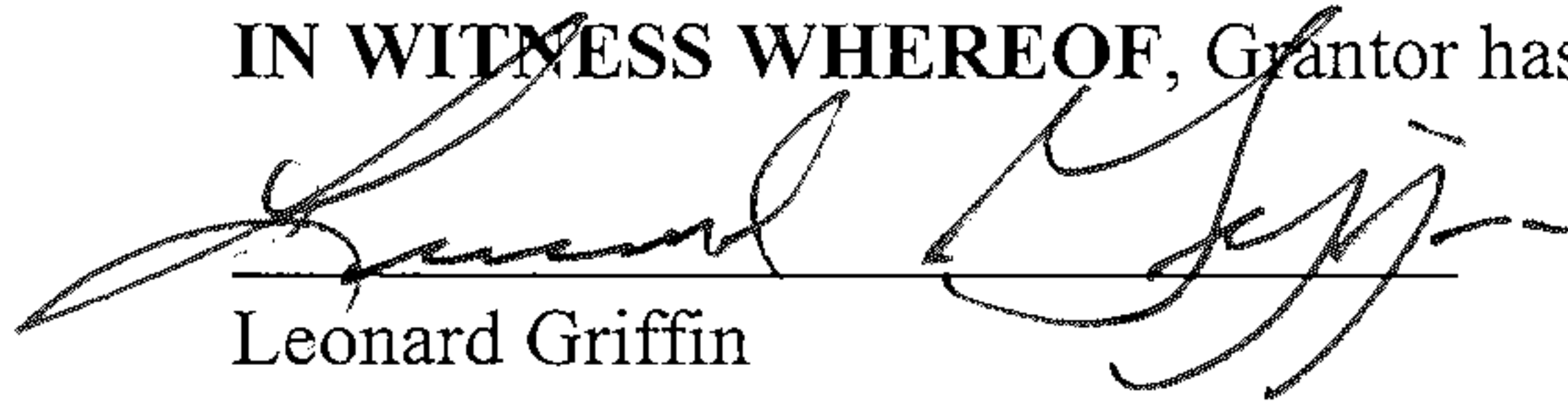
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$325,000.00 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.

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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 19th day of September, 2025.

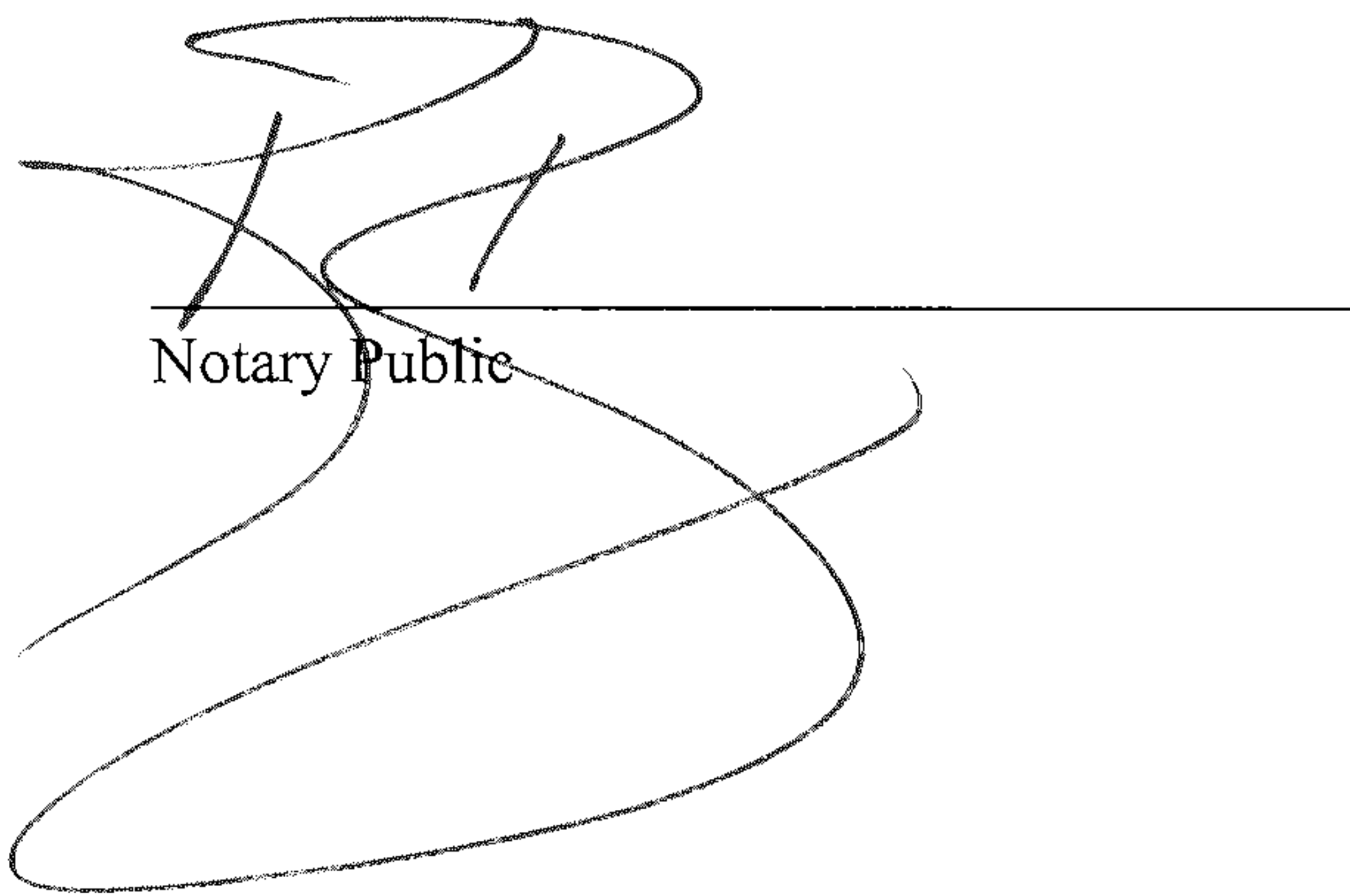

Leonard Griffin


Tammy Griffin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Leonard Griffin and Tammy Griffin, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of September, 2025.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 11:21:39 AM
\$181.00 BRITTANI
20250929000297060

