Shelby Cnty Judge of Probate, AL

11/06/2012 09:26:15 AM FILED/CERT

Send tax notice to: Lisa T. Stignani 111 Eagle Cove Drive Pelham, AL 35124

STATE OF ALABAMA SHELBY COUNTY

This instrument prepared by: Rodney S. Parker Attorney at Law 300 Vestavia Parkway, Suite 2300 Birmingham, AL 35216

2012-10-2177

OUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand Five Hundred and No/100ths Dollars (\$117,500.00) and other good and valuable consideration, in hand paid to the undersigned BRIAN STIGNANI, an unmarried person (hereinafter referred to as the "Grantor") by LISA T. STIGNANI, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Eagle Cove Sugdivision, as recorded in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama.

Lisa Stignani and Lisa T. Stignani are one and the same person

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 31st day of OCTOBER, 2012.

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN STIGNANI, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31ST day of OCTOBER, 2012.

Notary Public

Print Name: Angela D. Phillips Commission Expires: 01/12/2016

Shelby County, AL 11/06/2012

State of Alabama Deed Tax:\$117.50

Real Estate Sales Validation Form

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

		Cance with Code of Alabama 13	·
Grantor's Name	Brian Stignani	•	Lisa T. Stignani
Mailing Address	Polham AI 35124	ivianing Addiess.	111 Eagle Cove Dr Pelham, AL 35124
	Pelham, AL 35124	· · · · · · · · · · · · · · · · · · ·	LELHAM, AL JJIZA
		• • • • • • • • • • • • • • • • • • •	
Property Address	111 Eagle Cove Dr.	Date of Sale	10/31/12
	Pelham, AL 35124	Total Purchase Price	
		or	
	- 	Actual Value	\$
			↑
•		Assessor's Market Value	<u> </u>
The purchase price	e or actual value claimed on	this form can be verified in th	e following documentary
•			-
Bill of Sale		<u>xx</u> Appraisal	
Sales Contrac		Other	201211060004255/0 2/2 probate, AL
Closing Staten	nent		Shelby Cnty Judge of Flobato, 11/06/2012 09:26:15 AM FILED/CERT
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.			
conveyed by the ir	• • •	This may be evidenced by a	n appraisal conducted by a
excluding current uresponsibility of va	use valuation, of the propert		
accurate. I further	•	tatements claimed on this for	ed in this document is true and may result in the imposition
Date (0/31)	12 //	Print Brun Sty	uni
Unattested		Sign / Sign	
	(verified by)	(Grantor/Grant	ee/Owner/Agent) circle one
			Form RT-1