



20230120000016820 1/3 \$57.50
Shelby Cnty Judge of Probate, AL
01/20/2023 12:48:28 PM FILED/CERT

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 23rd day of December, 2022
by first party: April Zuccala, a single person
to second party: Phillip Zuccala Jr.
Whose address is: 5320 S Broken Bow Dr, Birmingham, AL 35242

Witnesseth, That the said first party, for good consideration and for the sum of \$29,500.00 (Twenty Nine Thousand Five Hundred and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

Lot 8, Block 2, according to the Survey of Broken Bow, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of way of record.

April Zuccala has accepted full and final settlement on the subject property per the Agreement filed with the Circuit Court on 6/30/22.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Shelby County, AL 01/20/2023
State of Alabama
Deed Tax: \$29.50

20230120000016820 01/20/2023



20230120000016820 2/3 \$57.50
Shelby Cnty Judge of Probate, AL
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Dated this 23rd day of December, 2022

April Zuccala
April Zuccala

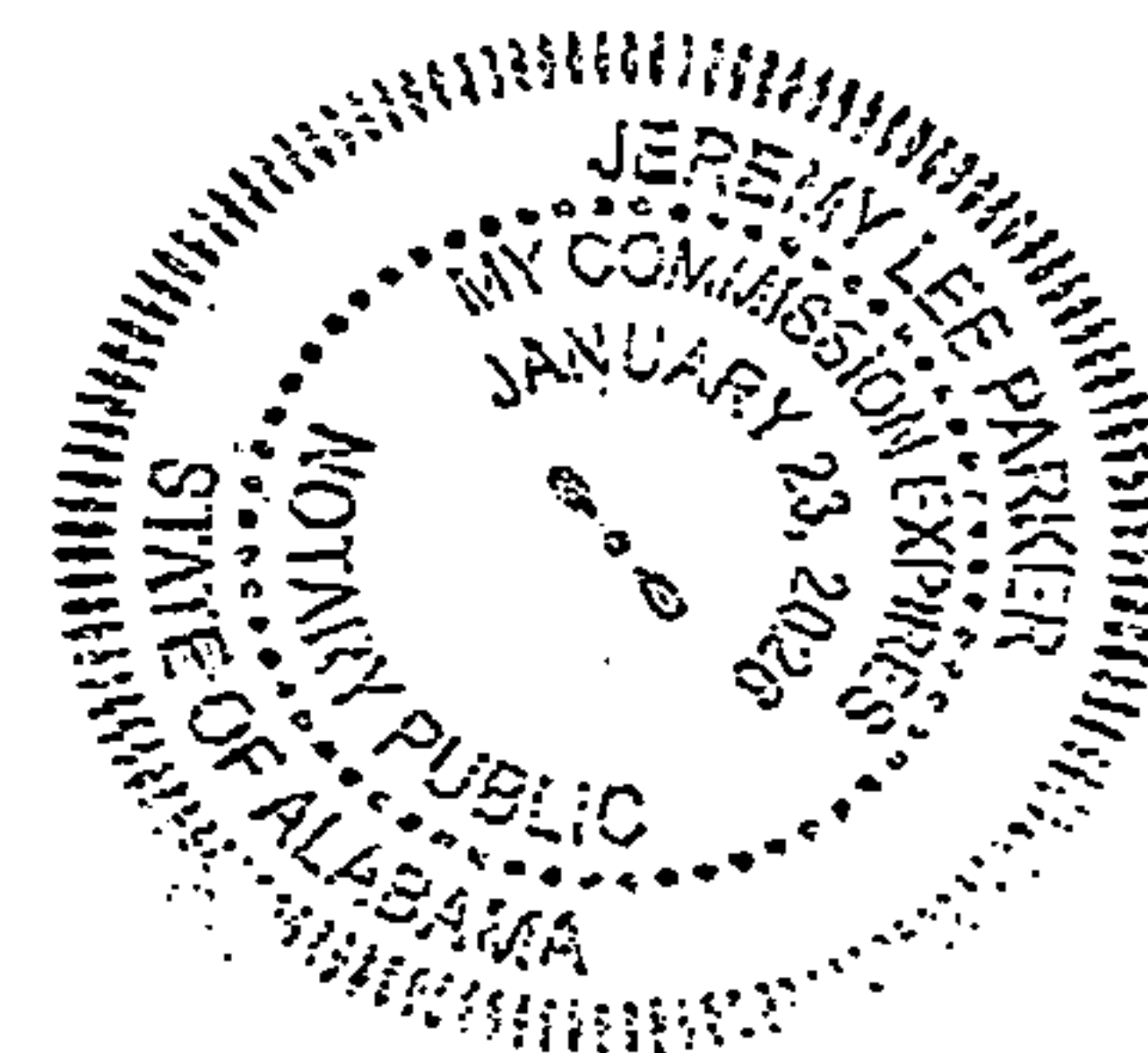
State of AL
County of Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that April Zuccala 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
she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December A.D., 2022

[Signature]
Notary Public
My Commission Expires: 1-23-26

PREPARED BY: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216



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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	April Zuccala	Grantee's Name	Phillip Zuccala Jr.
Mailing Address	5320 S Broken Bow Drive Birmingham, AL 35242		5320 S Broken Bow Drive Birmingham, AL 35242
Property Address	5320 S Broken Bow Drive Birmingham, AL 35242	Date of Sale	December 23, 2022
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$266,700.00/\$133,350.00

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
 ☐ Appraisal
 ☒ Sales Contract
 ☐ Other to 1/2 Value Due to divorce already own INSTRUMENT NUMBER 20200901000587190

☐ Closing Statement

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: 12/23/2022

Print

Sign: April Zuccala
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/20/2023 12:48:28 PM
 \$57.50 PAYGE
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Allen S. Bayal