

20061204000585210 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/04/2006 08:29:59AM FILED/CERT

**This Document Prepared By:**  
Brian Ianniello  
5356 South Broken Bow Drive  
Birmingham, AL 35242

**After Recording Send Tax Notice To:**  
Title Source, Inc  
1450 W. Long Lake, Ste 400  
Troy, MI 48098

*Send To:*  
Title Source Inc.  
1450 W Long Lake Rd.  
Suite 400  
Troy, MI 48098  
*per title SS*

Assessor's Parcel Number: 10-1-12-0-001-008-045

**QUITCLAIM DEED**  
TITLE OF DOCUMENT

*# 2402414*

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Brian M. Ianniello, a married man and joined by his spouse Kelly Ianniello**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Brian M. Ianniello and Kelly Ianniello, husband and wife**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 1, BLOCK 2, ACCORDING TO THE SURVEY OF BROKEN BOW SUBDIVISION, AS RECORDED IN BOOK 7, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

COMMONLY known as: 5356 South Broken Bow Drive, Birmingham, Alabama 35242

Source of Title Ref.: Deed: Recorded August 12, 1999; Doc. No. 1999-33949

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

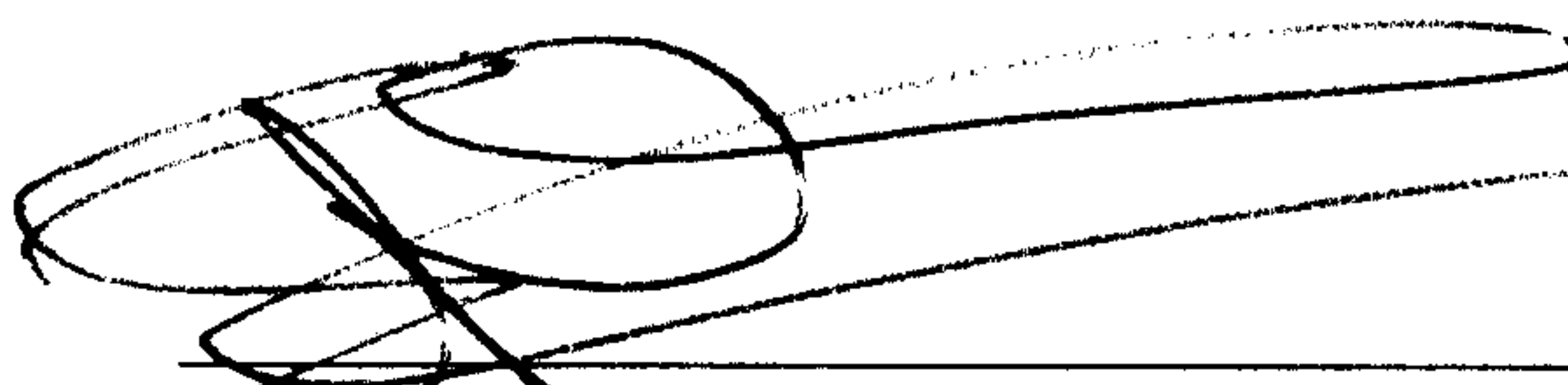
The land described herein (You must make a selection):

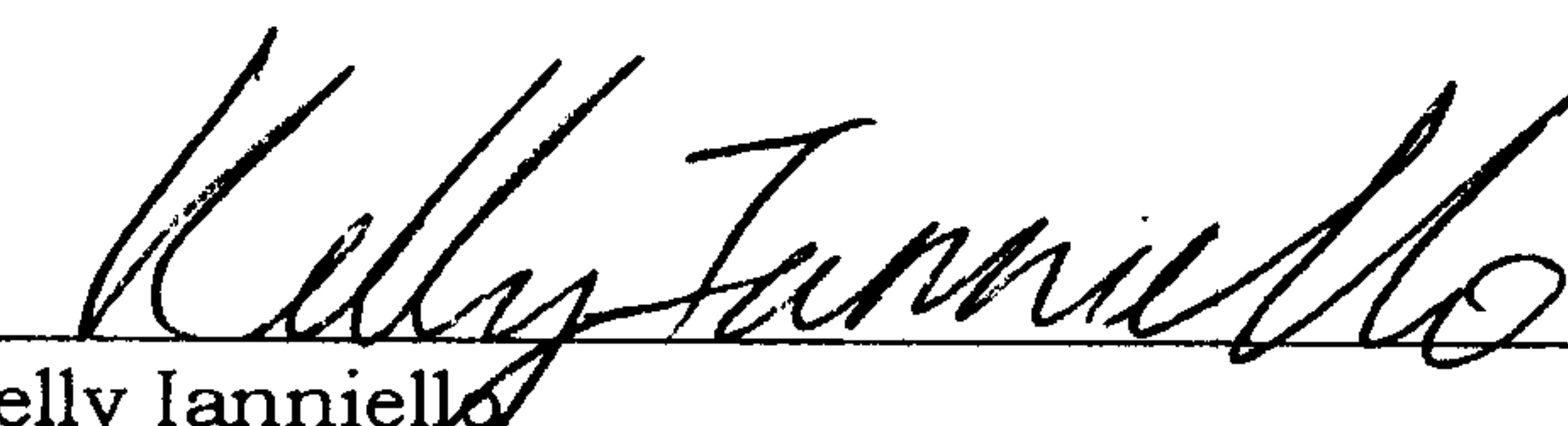
☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

FOR RECORDING TAX PURPOSES THE DEED CONSIDERATION  
IS \$ 86,100.00, HOWEVER THE CONSIDERATION IS BEING  
PAID BY THE MORTGAGE BEING RECORDED SIMULTANEOUSLY  
HEREWITH.

IN WITNESS WHEREOF, **Brian M. Ianniello** and **Kelly Ianniello** have hereunto set my (our)  
hand(s) and seal(s), this 22 day of Nov, 2006

  
\_\_\_\_\_  
Brian M. Ianniello

  
\_\_\_\_\_  
Kelly Ianniello

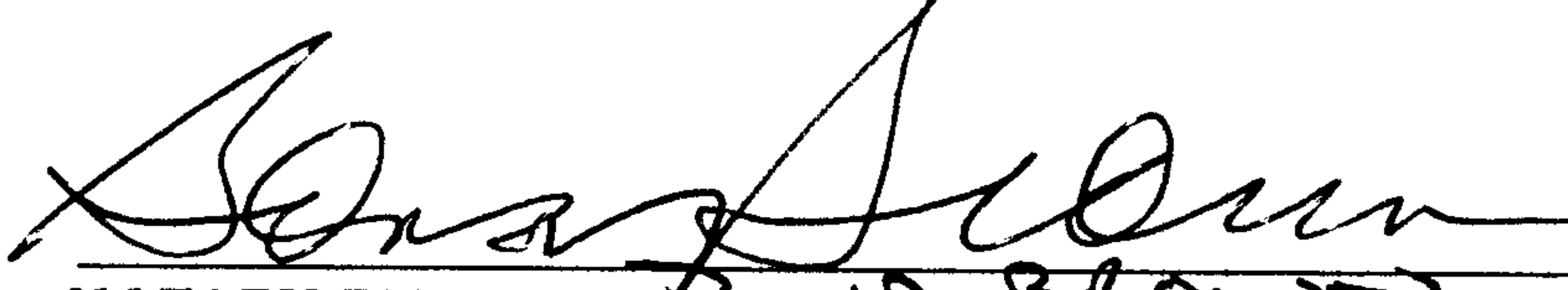
General Acknowledgement

STATE OF Al  
Shelby COUNTY

I, Bona Brown a Notary Public in and for said  
County, in said State, hereby certify that **Brian M. Ianniello** and **Kelly Ianniello**, 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 above and foregoing  
conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this  
22 day of Nov, 2006

  
\_\_\_\_\_  
NOTARY PUBLIC Bona Brown  
My Commission Expires: 12/06/10


  
20061204000585210 3/3 \$18.00  
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EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number: **10-1-12-0-001-008-045**

Land situated in the County of **Shelby** in the State of **AL**

**LOT 1, BLOCK 2, ACCORDING TO THE SURVEY OF BROKEN BOW SUBDIVISION,  
AS RECORDED IN BOOK 7, PAGE 145, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

Commonly known as: **5356 South Broken Bow Drive, Birmingham, AL 35242**