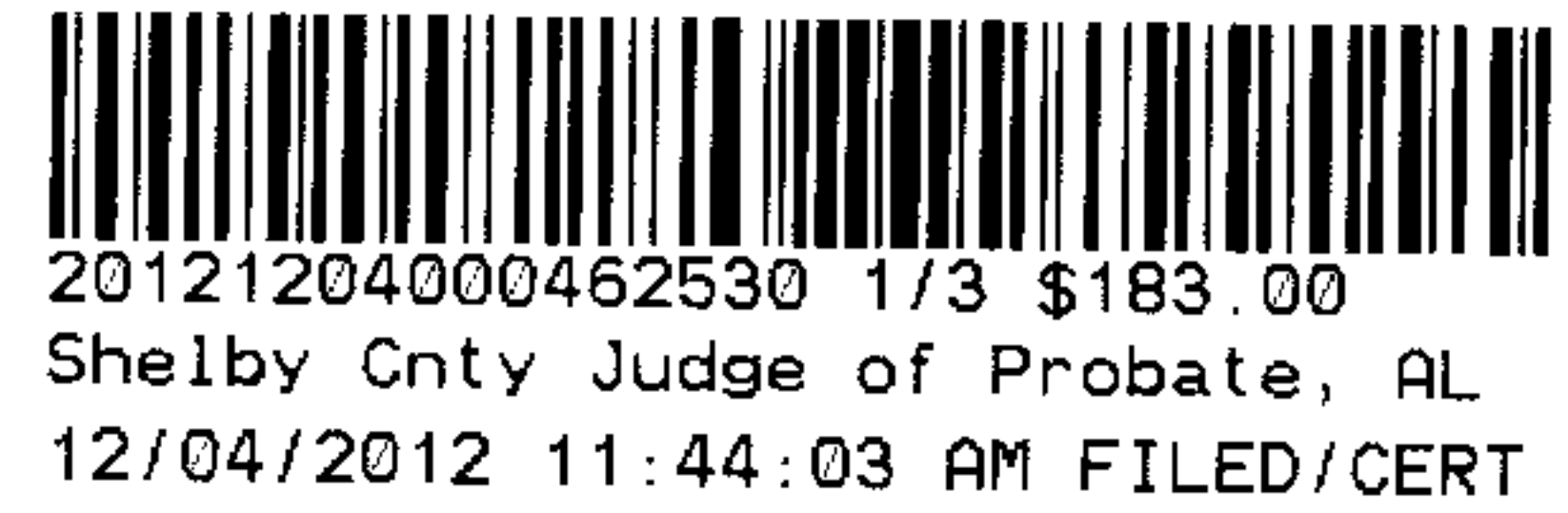


This Instrument prepared by:
Gregory D. Harrelson, Attorney
Blankenship Harrelson, LLP
15 Southlake Lane, Ste 350
Birmingham, AL 35244

Send Tax Notice To:

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Dollars (\$10,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Christopher Pat Cerniglia**, (herein referred to as GRANTOR) hereby RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to **Bonnie Parker Goodman** (herein referred to as GRANTEE) all of the Grantor's right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 34, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Existing covenants and restrictions, easements, building lines and limitations of record.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17 day of October, 2012.


Grantor

STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT

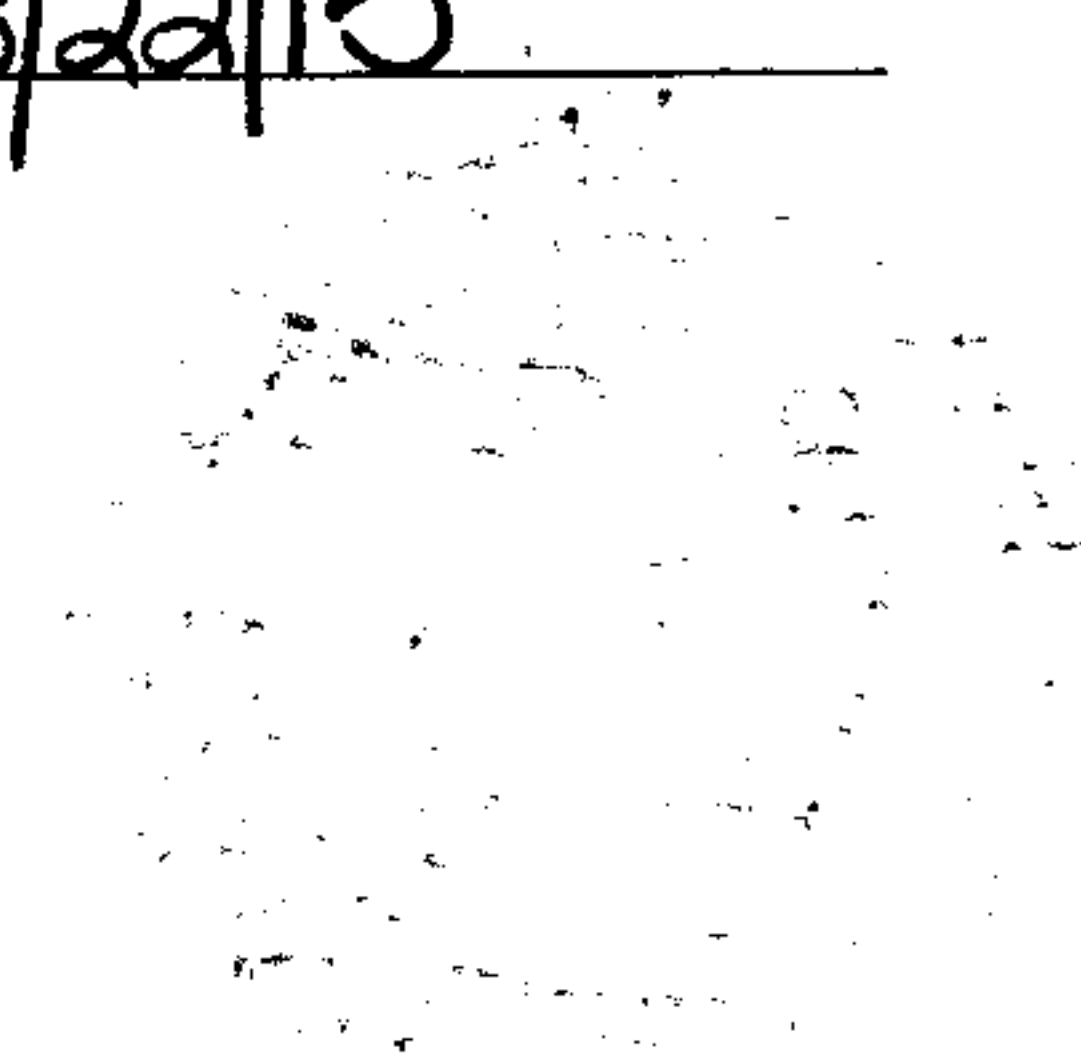
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Pat Cerniglia whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the


conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October 2012.

Tracie L. Patterson
NOTARY PUBLIC

My Commission expires: 8/22/15




20121204000462530 2/3 \$183.00
Shelby Cnty Judge of Probate, AL
12/04/2012 11:44:03 AM FILED/CERT

Shelby County, AL 12/04/2012
State of Alabama
Deed Tax: \$165.00

Real Estate Sales Validation Form

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

Grantor's Name Christopher Cerniglia
Mailing Address 1034 River Highlands Circle
Birmingham, AL 35244

Grantee's Name Bonnie Parker Goodman
Mailing Address 1034 River Highlands Cir
Birmingham, AL 35244

Property Address 1034 River Highlands Circle
Birmingham, AL 35244

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 330,000

or

1/2 = 165,000

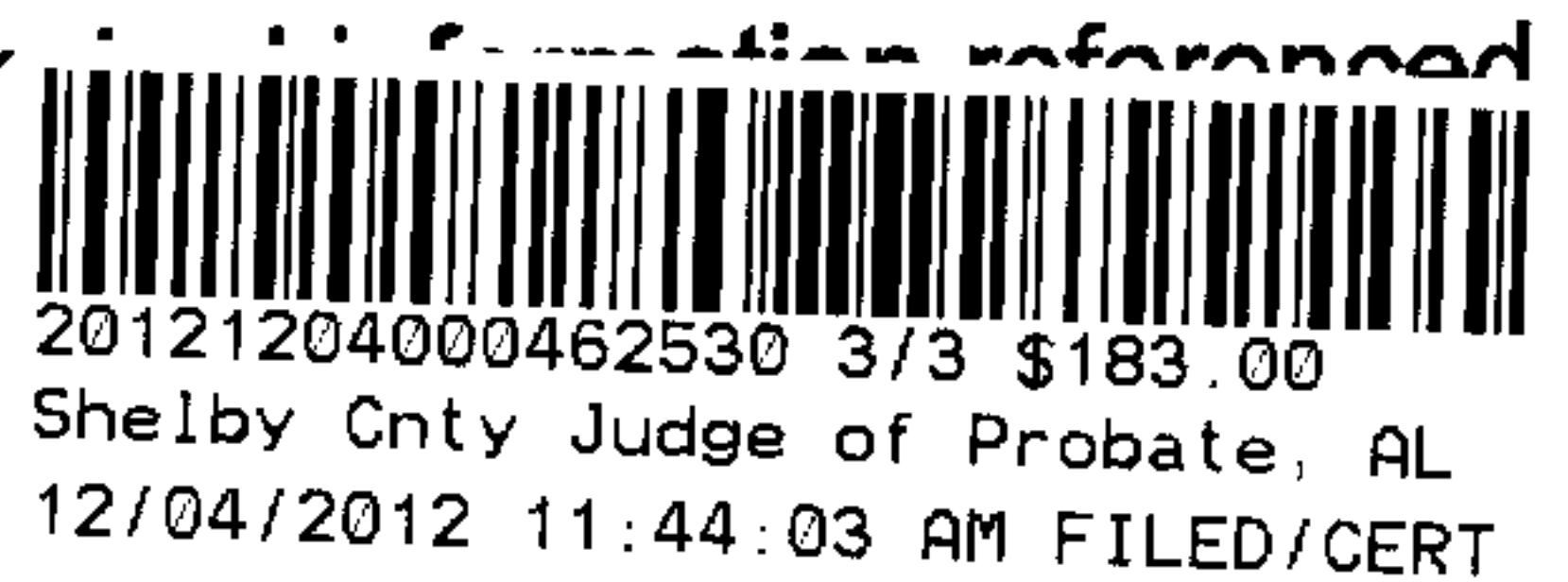
Assessor's Market Value \$ _____

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the rec 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 12/4/12

Print Bonnie P Goodman

Unattested

(verified by)

Sign

Bonnie P Goodman
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1