

When Recorded Return To:
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78221252-1

STATE OF ALABAMA)

COUNTY OF SHELBY)

20130319000114660 1/4 \$489.00
Shelby Cnty Judge of Probate, AL
03/19/2013 01:57:59 PM FILED/CERT

QUITCLAIM DEED *Rec 1st*

KNOW ALL MEN BY THESE PRESENTS THAT JOHN P. VIVONA, who acquired title as JOHN T. VIVONA, and MARTHA L. VIVONA, husband and wife (herein, "Grantor"), whose address is 5008 Somerset Way, Birmingham, AL 35242, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to JOHN P. VIVONA and MARTHA L. VIVONA, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 5008 Somerset Way, Birmingham, AL 35242, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5008 Somerset Way, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20080630000265460

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 26th day of NOVEMBER, 2012.

*Fair market value:
\$468,000.00*

GRANTOR:

John P. Vivona who acquired title as John T. Vivona

(SEAL)

John P. Vivona,
who acquired title as John T. Vivona

Martha L. Vivona

(SEAL)

Martha L. Vivona

12-42951 (cjs)

Shelby County, AL 03/19/2013
State of Alabama
Deed Tax: \$468.00



20130319000114660 2/4 \$489.00
Shelby Cnty Judge of Probate, AL
03/19/2013 01:57:59 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that John P. Vivona, who acquired title as John T. Vivona, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of NOVEMBER, 2012.

[Affix Notary Seal]

Horace D. Peterson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08/15/2015

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Martha L. Vivona, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of NOVEMBER, 2012.

[Affix Notary Seal]

Horace D. Peterson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08/15/2015

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:
~~JOHN P. VIVONA
MARTHA L. VIVONA
5008 SOMERSET WAY
BIRMINGHAM, AL 35242~~

The Grantee's address is:

JOHN P. VIVONA
MARTHA L. VIVONA
5008 SOMERSET WAY
BIRMINGHAM, AL 35242

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 1209, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 12TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

AD VALOREM TAXES FOR 2008 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008, EXISTING COVENANTS AND RESTRICTIONS, EASEMENTS, BUILDING LINES AND LIMITATIONS OF RECORD.

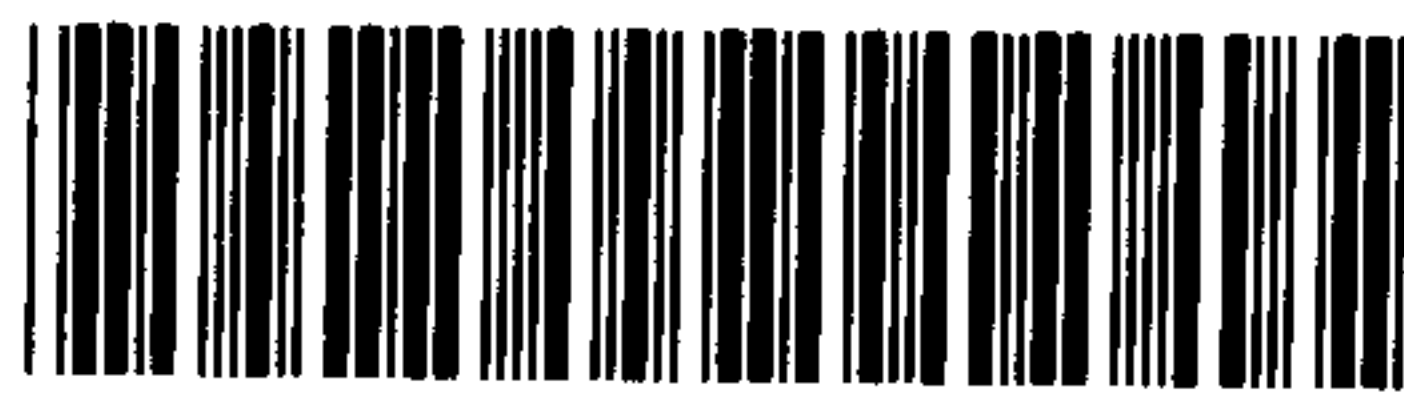
PARCEL ID #039300002136000



20130319000114660 3/4 \$489.00
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The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

12-42951 (cjs)



U03279636

7414 12/5/2012 78221252/1

Real Estate Sales Validation Form

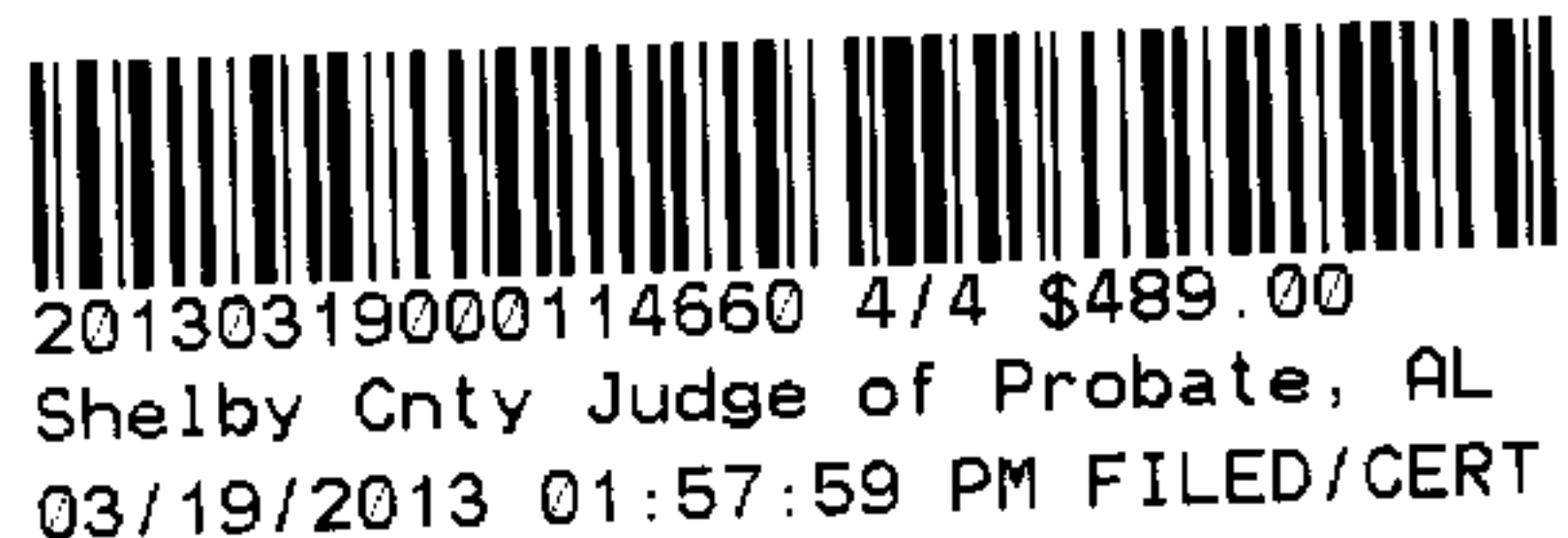
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JOHN P. VIVONA AND
Mailing Address MARTHA L. VIVONA
5008 SOMERSET WAY
BIRMINGHAM, AL 35242

Grantee's Name JOHN P. VIVONA AND
Mailing Address MARTHA L. VIVONA
5008 SOMERSET WAY
BIRMINGHAM, AL 35242

Property Address 5008 SOMERSET WAY
BIRMINGHAM, AL 35242

Date of Sale 11/26/2012
Total Purchase Price \$ 10.00



or
Actual Value \$

or
Assessor's Market Value \$ 408,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other QUITCLAIM DEED

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 12/28/12

Print Angelique Pina

Sign Angelique Pina
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)