

20130531000222360 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
05/31/2013 10:43:21 AM FILED/CERT

This instrument was prepared by:
William E. Swatek, Attorney
230 Bearden Road
Pelham, Alabama 35124

Send Tax Notice to:
Frances L. Payne
408 Bower Court
Birmingham, AL 35244

****TITLE NOT EXAMINED****

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Richard Gagliano, an unmarried man** (hereinafter called Grantor) of 111 Chase Creek Circle, Pelham, AL 35124, hereby remises, releases, quit claims, grants, sells, and conveys to **Frances L. Payne, a married woman**(hereinafter called Grantee) at 408 Bower Court, Birmingham, AL 35244, all his right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

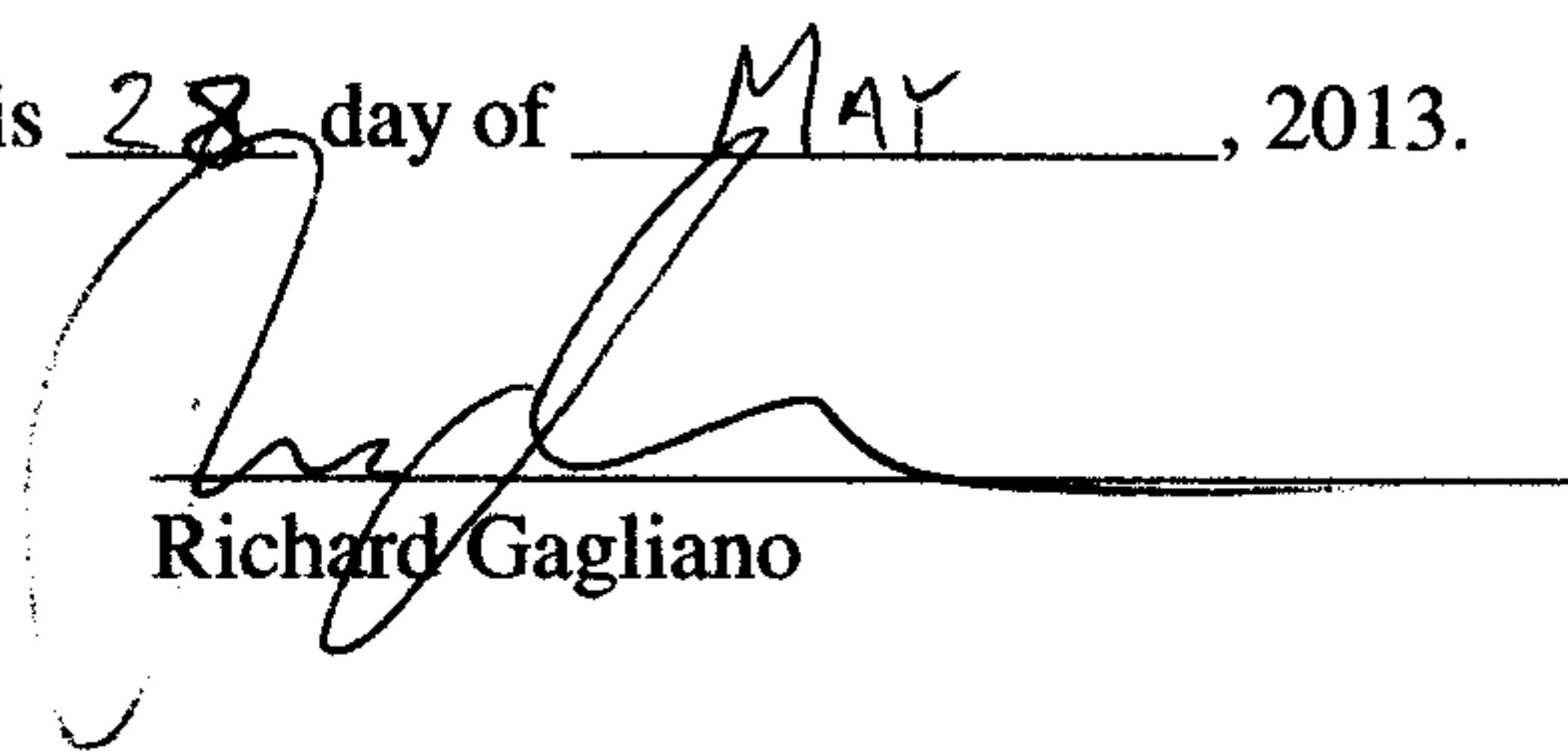
Lot 48, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, conditions, and reservations of record, if any.
This is not the homestead property of the Grantee.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 28 day of MAY, 2013.


_____(SEAL)
Richard Gagliano

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Gagliano, an unmarried man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of May, 2013.



NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Richard Gagliano
Mailing Address 2905 Summerwood
Birmingham, AL 35242

Grantee's Name Frances Payne
Mailing Address 408 Bower Ct.
Birmingham, AL 35249

Property Address 111 Chase Creek Circle
Pelham, AL 3524

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 113,800
1/2 = 56,900

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 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

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 5-31-13

Print Timothy Payne

Unattested (verified by) [Signature]

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

