

Commitment Number: 450224

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

RYAN JOSEPH ISBELL and MICHELLE LOPARCO ISBELL
2007 Belvedere Cove Birmingham, AL 35242

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-8-34-0-016-048.000

Exempt from recordation tax as a deed recorded for the purpose of perfecting title. Ala
Code Sec. 40-22-1(b)(2)

QUITCLAIM DEED

RYAN JOSEPH ISBELL and MICHELLE LOPARCO ISBELL who acquired title as MICHELLE LAPARCO ISBELL, husband and wife, hereinafter grantors, whose tax-mailing address is 2007 Belvedere Cove Birmingham, AL 35242, without consideration paid, grant and quitclaim to RYAN JOSEPH ISBELL and MICHELLE LOPARCO ISBELL, husband and wife, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP hereinafter grantees, whose tax mailing address is 2007 Belvedere Cove Birmingham, AL 35242, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 24A, ACCORDING TO RESURVEY NO 1 BELVEDERE COVE, AS RECORDED IN MAP BOOK 37, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. P.I.D#: 03-8-34-0-016-048.000

Property Address is: 2007 Belvedere Cove Birmingham, AL 35242

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Shelby County, AL 08/05/2014
State of Alabama
Deed Tax: \$26.00

Prior instrument reference: 20070109000011800



20140805000242880 2/3 \$46.00
Shelby Cnty Judge of Probate, AL
08/05/2014 01:09:37 PM FILED/CERT

Executed by the undersigned on 7/15/14, 2014:

Ryan Joseph Isbell
RYAN JOSEPH ISBELL

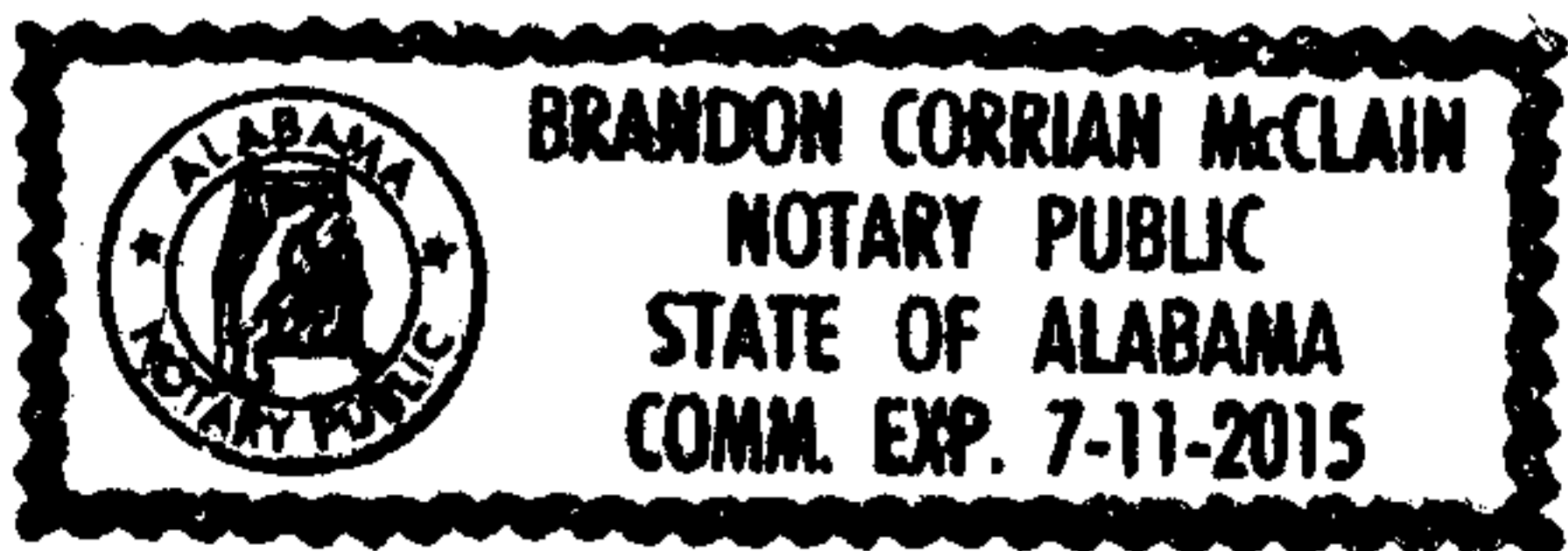
Michelle Loparco Isbell
MICHELLE LOPARCO ISBELL

STATE OF AL
COUNTY OF Jefferson *Shelby*
FM

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **RYAN JOSEPH ISBELL** and **MICHELLE LOPARCO ISBELL** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 15th day of July, 2014

Brandon Corrian McClain
Notary Public



Real Estate Sales Validation Form

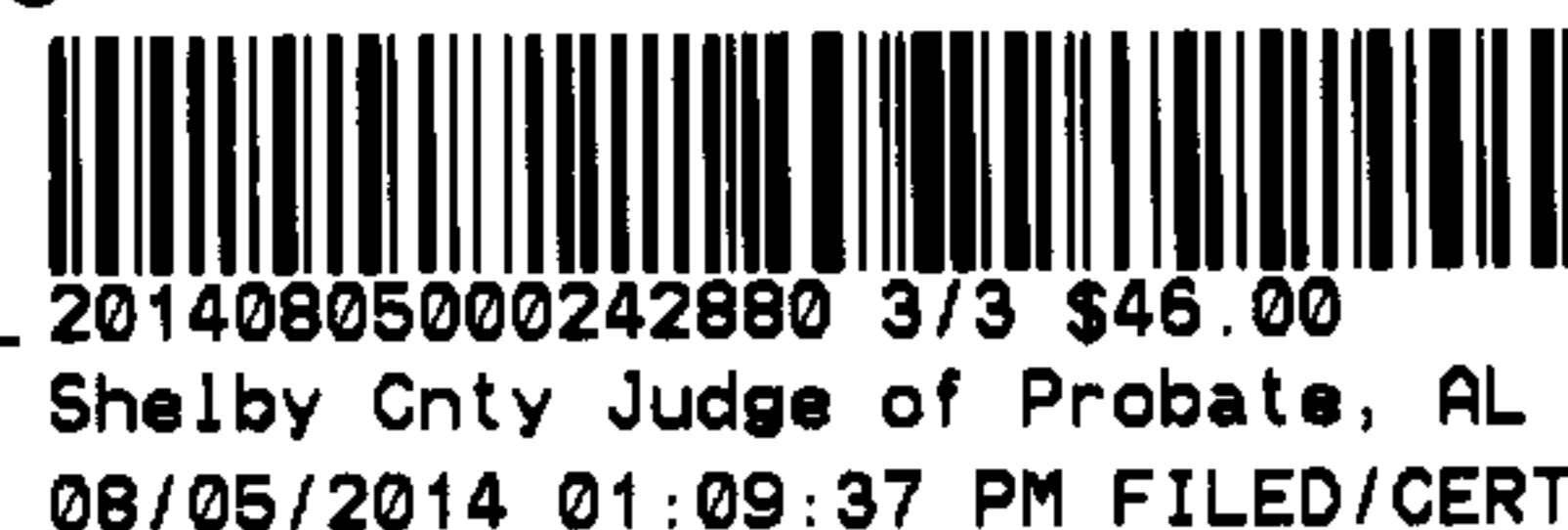
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ryan Joseph Isbell Grantee's Name Ryan Joseph Isbell
Mailing Address Michelle Loparco Isbell Mailing Address Michelle Loparco Isbell
2007 Belvedere Cove 2007 Belvedere Cove
Birmingham, AL 35242 Birmingham, AL 35242
Property Address 2007 Belvedere Cove Date of Sale 7-15-2014
Birmingham, AL 35242 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 25,360.00

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



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 7-26-2014

Print Kenneth Veltri

Unattested

(Signature)
(verified by)
Louise Snowden

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one