

QUITCLAIM DEED -

20150507000149620 1/3 \$222.50
Shelby Cnty Judge of Probate, AL
05/07/2015 10:25:38 AM FILED/CERT

STATE OF ALABAMA, Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One (\$1) and 0/100 Dollars and other consideration

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Anna L. Ceravolo, as the widow and executor of the estate of Norman A. Ceravolo hereby remises, releases, quit claims, grants, sells, and conveys to

Antoinette A. Raine

(hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The South 287 feet of Lot 4 of the Nellie Geraldine Wooten Estate as recorded in Map Book 4, Page 84 in the Office of the Judge of Probate, Shelby County, Alabama and being a part of the east 1/2 of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama.

A copy of a survey of this property is attached hereto and made a part of this deed.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this day of

Grantor:

Anna L. Ceravolo (SEAL)
Anna L. Ceravolo
Widow of Norman A. Ceravolo

Witness;

[Signature] (SEAL)

Witness:

[Signature] (SEAL)

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that

Anna L. Ceravolo

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2013

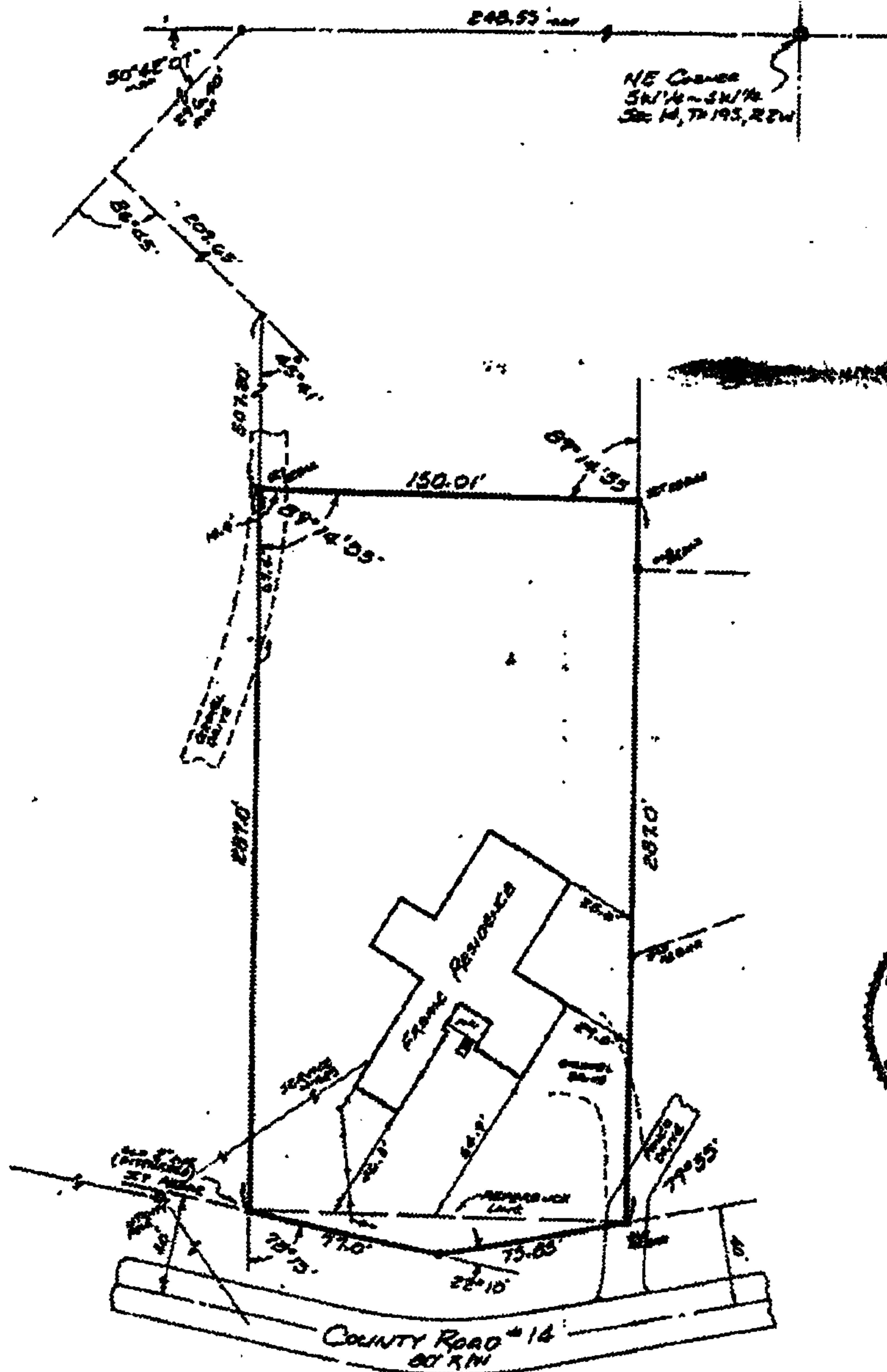
Shelby County, AL 05/07/2015
State of Alabama
Deed Tax: \$202.50

Notary Public

[Signature]
my commission expires 11/7/14



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1998-08091
 03/28/1998-08091
 11:21 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE



STATE OF ALABAMA
 SHELBY COUNTY

I, Samuel J. Martin, a Registered Land Surveyor, do hereby certify the foregoing to be a true and correct map of my survey of the South 287 feet of Lot 4 of the MELLIE GERALDINE WOOTEN ESTATE, as recorded in Map Book 4, page 84 in the Office of the Judge of Probate, and being a part of the East $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West, Shelby County, AL., and being more particularly described as follows:

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West, Shelby County, AL.; Thence run West along the North line of said $\frac{1}{2}$ section a distance of 248.55 feet; Thence turn left $50^{\circ}42'07''$ and run Southwesterly a distance of 296.40 feet; Thence turn left $86^{\circ}45'$ and run Southeasterly a distance of 209.65 feet to the Northwest corner of Lot 4 of the MELLIE GERALDINE WOOTEN ESTATE, as recorded in Map Book 4, page 84 in the Office of the Judge of Probate; Thence turn right $45^{\circ}41'$ and run South along the West line of said lot a distance of 507.20 feet to the Point of Beginning; Thence continue South along said West line of Lot 4 a distance of 287.0 feet to the Northerly Right-of-Way line of County Road #14; Thence turn left $78^{\circ}15'$ and run Southeasterly along said Right-of-Way line a distance of 77.0 feet; Thence turn left $22^{\circ}30'$ and run Northeasterly along said Right-of-Way line a distance of 75.85 feet; Thence turn left $79^{\circ}35'$ and run North along the East line of said lot a distance of 287.0 feet; Thence turn left $89^{\circ}14'55''$ and run West a distance of 150.01 feet to the Point of Beginning. Containing 1.01 acres, more or less.

I further certify that the residence erected on said lot is within the lines of same and that there are no rights-of-way, easements or encroachments over or across said lot visible to me or known to exist, except as shown on my survey, this the 16th day of March, 1992.

Street Address:

4968 Cahaba Valley Trace
 Birmingham, AL. 35243
 This is to certify that I have consulted the Federal Insurance Flood Hazard Maps and found that the above described lot is not located in a special flood hazard area.
 FEMA Panel 9010171-0045
 Zone "C"

Samuel J. Martin
 SAMUEL J. MARTIN REG. #12501
 SAM MARTIN & CO., INC.
 287 BRANTLEY HWY. SUITE 200
 P. O. BOX 1438
 FARMINGDALE, AL 36677

Real Estate Sales Validation Form

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

Grantor's Name Anna Ceravalo
Mailing Address Foley, Alabama

Grantee's Name Antoinette Raine
Mailing Address 2200 Shades Crest Rd.
B'ham, AL 35216

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 202,140

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


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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 5-7-2015

Print Antoinette Raine

☐ Unattested

Sign Antoinette A. Raine

(verified by)

(Grantor/Grantee/Owner/Agent) circle one