RECORDING REQUESTED BY, WHEN RECORDED MAIL TO:	Shelby County, HL 04/13/2010 State of Alabama Deed Tax:\$58.50 )
Shannon Marie Mangina	)
25 Monte Tierra Trail	)
Alabaster Alabama 35007	)

20160413000120960 1/3 \$78.50 Shelby Cnty Judge of Probate, AL 04/13/2016 10:47:17 AM FILED/CERT

Consideration: Ten Dollars (\$10.00) and other valuable consideration.

Property Transfer Tax: \$\_\_\_\_\_

Assessor's Parcel No.: 23 7 35 0 002 017.000

## **OUIT-CLAIM DEED**

JOSEPH PHILLIP MANGINA JR., a married person, as Grantor(s), hereby remises, releases and forever quitclaims to SHANNON MARIE MANGINA, a married person, as Grantee, the real property located in the County of Shelby, State of Alabama, commonly known as 25 Monte Tierra Trail, Alabaster, Alabama 35007, and more specifically described as set forth in EXHIBIT "A" to this Quit-Claim Deed, which is attached hereto and incorporated herein by reference.

Grantee's address is 25 Monte Tierra Trail, Alabaster, Alabama 35007.

On this 7th day of <u>flowenther</u>, 2011, in the County of Shelby, State of Alabama, I/we herewith sign this Quit-Claim Deed.

Joseph Phillip Mangina Jr.

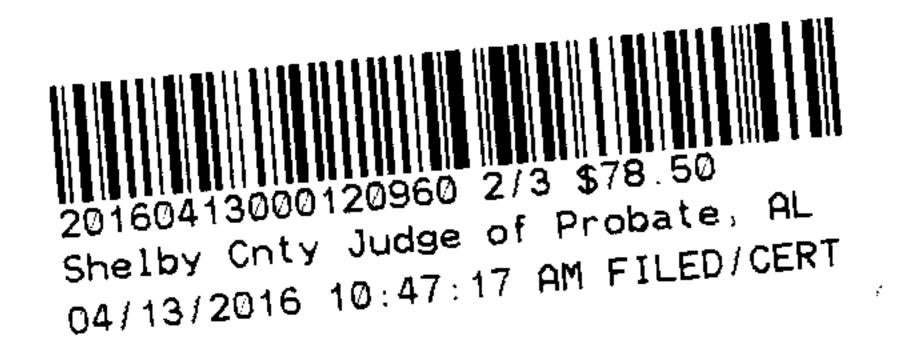
State of Alabama
County of Jefferson

WITNESS my hand and official seal.

MY COMMISSION EXPIRES: June 15, 2013

BONDED THRU NOTARY PUBLIC UNDERWRITERS

Signature of Notary





## **DON ARMSTRONG** PROPERTY TAX COMMISSIONER

CLASSIFICATION:

10 01 2

\*NOT A TAX BILL\*

Date: 4/09/2015

MARKET VALUE: \$116,490

CU VALUE: \$0

TAX BILL TO BE MAILED ON:

PARCEL NUMBER:

10/01/2015

\*NOT A TAX BILL\* **TAX YEAR: 2015** 

23 7 35 0 002 017.000

\$11,660

ASSD. VALUE:

EST. TAX: \$472.04

ROLLBACK: 0

BRASHEARS SHANNON

MONTE TIERRA 1ST ADDITION

P LOT: 25

S LOT:

P BLK: 000 S BLK: 000

MAP BOOK: 05

PAGE: 114

S: 35 T: 21S R: 03W

ACRES: **0** 

DIM:

100 x 190

\*\* THIS IS NOT A BILL \*\*

## SUBMIT THE REQUEST FOR A HEARING:

MAIL:

BOARD OF EQUALIZATION P.O. Box 1269 Columbiana, AL 35051

ONLINE:

WEBSITE: http://ptc.shelbyal.com

THESE VALUES ARE FINAL UNLESS CHANGED BY THE BOARD OF EQUALIZATION. IF YOU HAVE JUSTIFIABLE CAUSE AND SUPPORTING EVIDENCE TO INDICATE THE MARKET VALUE DOES NOT REFLECT THE DESCRIBED PROPERTY, AND WISH TO APPEAL, YOU HAVE THIRTY DAYS FROM THE DATE OF THIS NOTICE TO REQUEST AN APPOINTMENT, EITHER ONLINE OR IN WRITING WITH THE BOARD OF EQUALIZATION. PLEASE INCLUDE YOUR NAME, ADDRESS, PHONE NUMBER, EMAIL ADDRESS, AND PARCEL NUMBER. AFTER THIRTY DAYS, ALL VALUES WILL BE FINAL.

IF OWNERSHIP OF THIS PROPERTY HAS CHANGED, PLEASE NOTIFY THIS OFFICE @ 205-670-6900.

## Real Estate Sales Validation Form

This	Document must be filed in accordar			
Grantor's Name Mailing Address	Joseph Mangina Hoover Az	Grantee's Name Mailing Address	Shannon Manguna 825 Monte Thema Un Alabaster al 36007	
Property Address  20160413000120960 3 Shelby Cnty Judge 0 04/13/2016 10:47:17	3/3 \$78.50 of Probate, AL	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value		
•	<del></del>			
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 to property is being	nd mailing address - provide the g conveyed.	name of the person or pe	ersons to whom interest	
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.				
conveyed by the in	e property is not being sold, the strument offered for record. This or the assessor's current marke	s may be evidenced by a		
excluding current usersponsibility of va	ded and the value must be deteruse valuation, of the property as luing property for property tax put of Alabama 1975 § 40-22-1 (h).	determined by the local of	official charged with the	
accurate. I further	of my knowledge and belief that understand that any false staten cated in <u>Code of Alabama 1975</u>	nents claimed on this forn		
Date 4/13/14	 	int I attie	Spashears	
Unattested	<del></del>	gn Jue	Bras Lea	
	(verified by)	(Grantør/Grante	e/Owner/Agent) circle one	