

RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO:

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

QUIT-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 November, 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

On this the 7th day of November, 2011, before me, the undersigned, a notary public in and for said County and State, personally appeared Joseph Phillip Mangina Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 15, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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**DON ARMSTRONG
 PROPERTY TAX COMMISSIONER**

NOT A TAX BILL

Date: 4/09/2015

MARKET VALUE:

\$116,490

TAX BILL TO BE MAILED ON: 10/01/2015

PARCEL NUMBER: 23 7 35 0 002 017.000

CU VALUE:

\$0

CLASSIFICATION:

03 10 01 2

ASSD. VALUE:

\$11,660

ROLLBACK: 0

NOT A TAX BILL

TAX YEAR: 2015

EST. TAX:

\$472.04

BRASHEARS SHANNON

MONTE TIERRA 1ST ADDITION

P LOT: 25 P BLK: 000

S LOT: 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 accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joseph Mangina
Mailing Address Hoover AL

Grantee's Name Shannon Mangina
Mailing Address 825 Monte Tierra TN
Alabaster AL 35007

Property Address 25 Monte Tierra TN
Alabaster AL 35007

Date of Sale 11/7/11
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 116,490 / 2 = 58,245.



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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 4/13/14
Unattested _____

Print Taffie Brashears
Sign Taffie Brashears

(verified by)

(Grantor/Grantee/Owner/Agent) circle one