

20161018000381450  
10/18/2016 09:27:10 AM  
QCDEED 1/3

Commitment Number: 1609044

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, Send To:

TerraTitle, LLC,  
7601 Paragon Road - Suite 300  
Centerville, Ohio 45459

Parcel Identification Number: 13 4 20 2 002 078.000

**TER-1609044 QUITCLAIM DEED Deed# 2001-08773**

**MARCELLE MURPHY** now known as **MARCELLE MADONIA**, a married woman, hereinafter Grantor, of Shelby County, Alabama, without consideration paid, grants and quitclaims to **FRANK E. MADONIA** and **MARCELLE MADONIA**, husband and wife, hereinafter Grantees, for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and whose tax mailing address is 240 Old Cahaba Trail, Helena, Alabama 35080, with quit claim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 126, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA WINTER CREST TWO AS RECORDED IN MAP BOOK 27, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

PARCEL IDENTIFICATION NUMBER: 13 4 20 2 002 078.000

COMMONLY KNOWN AS: 240 OLD CAHABA TRAIL, HELENA, ALABAMA 35080

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees forever.

Prior instrument reference: 2001-08773

Executed by the undersigned on September 26, 2016:

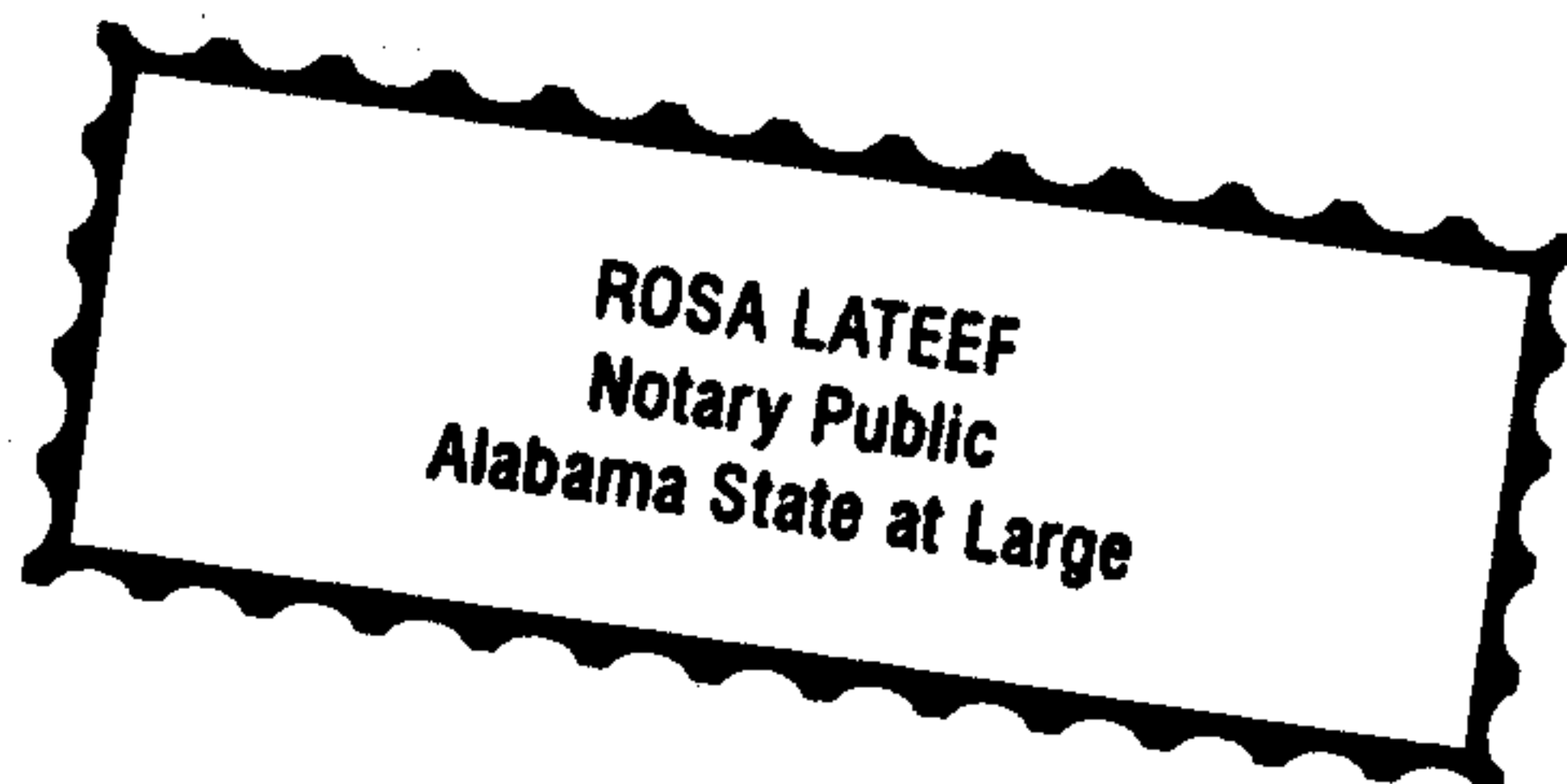
Marcelle Murphy  
now known as Marcelle Madonna  
**MARCELLE MURPHY**  
**now known as**  
**MARCELLE MADONIA**

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **MARCELLE MURPHY now known as MARCELLE MADONIA**, a married woman, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 26 day of September, 2016

Rosa Lateef  
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 MARCELLE MURPHY NKA MA
Mailing Address 240 OLD CAHABA TRAIL
HELENA AL 35080

Grantee's Name FRANK E & MARCELLE MADONIA
Mailing Address 240 OLD CAHABA TRAIL
HELENA AL 35080

Property Address 240 OLD CAHABA TRAIL
HELENA AL 35080

Date of Sale 09/26/2016
Total Purchase Price \$ 0.00

or
Actual Value \$ 1/2 VALUE 96,150.00

or
Assessor's Market Value \$ 192300.00

20161018000381450 10/18/2016 09:27:10
AM QCDEED 3/3

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 10/14/16 Print E McCool - recording clerk

Unattested Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/18/2016 09:27:10 AM
S117.50 CHERRY
20161018000381450

(verified by)

Print Form

Signature

Form RT-1