

20180420000133520
04/20/2018 01:18:13 PM
DEEDS 1/4

AFTER RECORDING RETURN TO:
Ralph Anthony Madonia
C. Jane Brown Madonia
521 13th Street Northwest
Alabaster, AL 35007
File No. 17-639296 10/2

MAIL TAX STATEMENTS TO:
Ralph Anthony Madonia
C. Jane Brown Madonia
521 13th Street Northwest
Alabaster, AL 35007

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 13-8-34-4-001-060-000

Return / Mail To: NCS
9087 Foothills Blvd, Ste 700
Roseville, CA 95747
800-958-8060

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 6th day of April, 20 18, by and between **Ralph Anthony Madonia and C. Jane Brown Madonia, husband and wife, who acquired title as Ralph Anthony Madonia, an unmarried man and C. Jane Brown Madonia, a married woman,** a mailing address of 521 13th Street Northwest, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Ralph Anthony Madonia and C. Jane Brown Madonia, husband and wife, as joint tenants with right of survivorship,** a mailing address of 521 13th Street Northwest, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

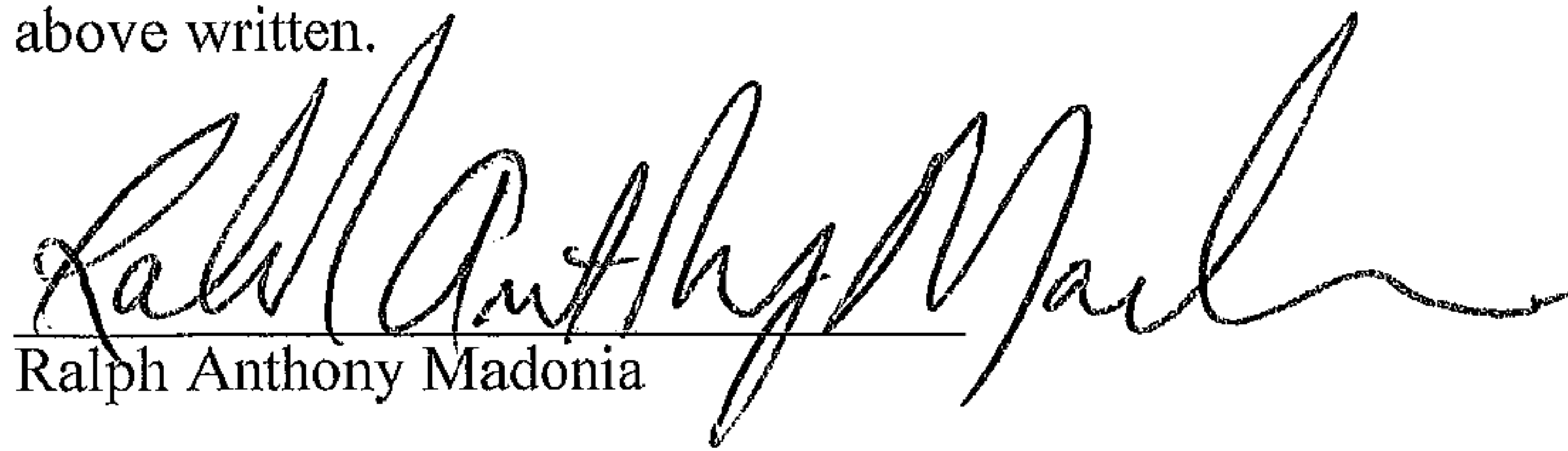
Commonly known as: 521 13th Street Northwest, Alabaster, AL 35007

Prior instrument reference: Instrument Number 20141106000351570, Recorded: 11/06/2014

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

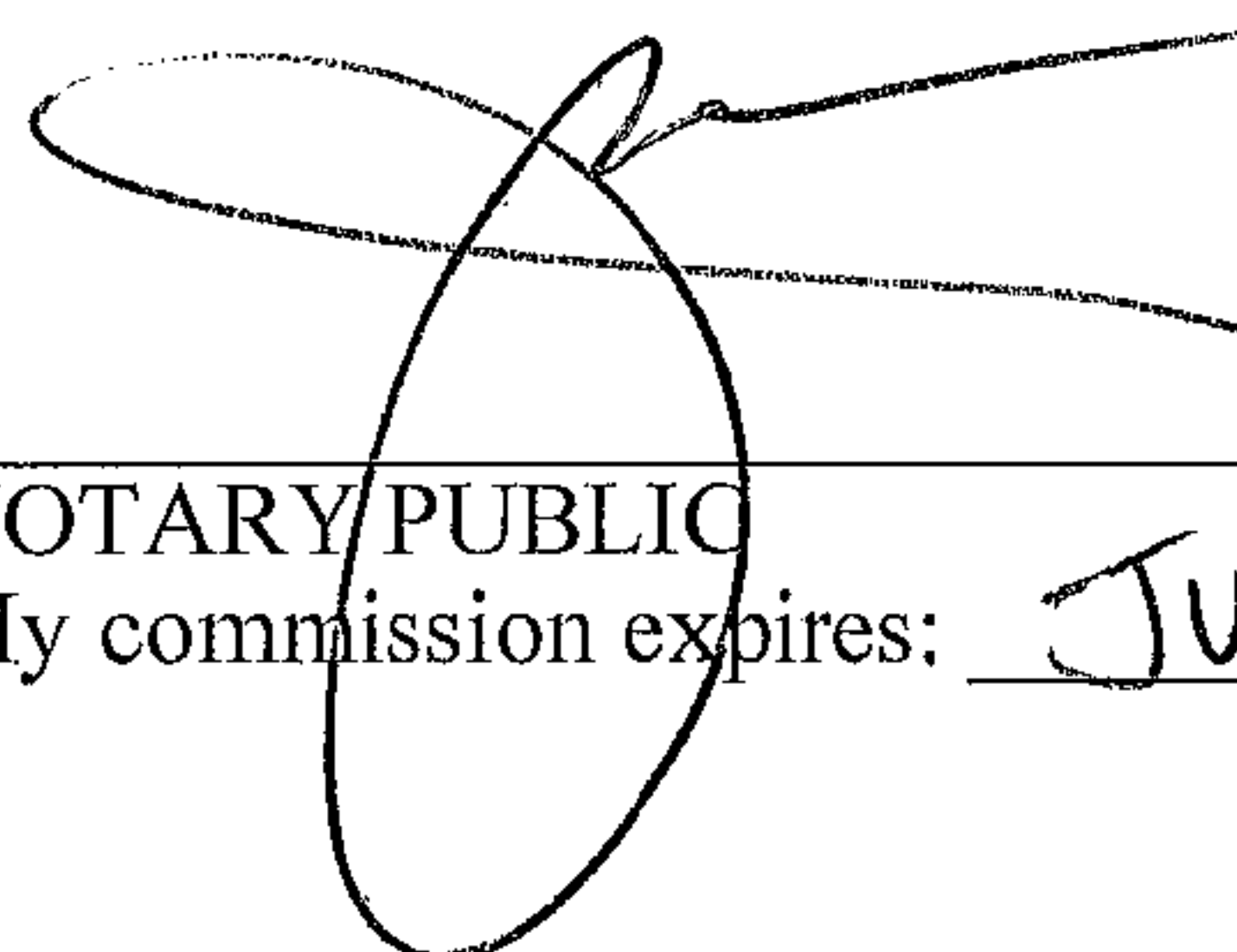

Ralph Anthony Madonia

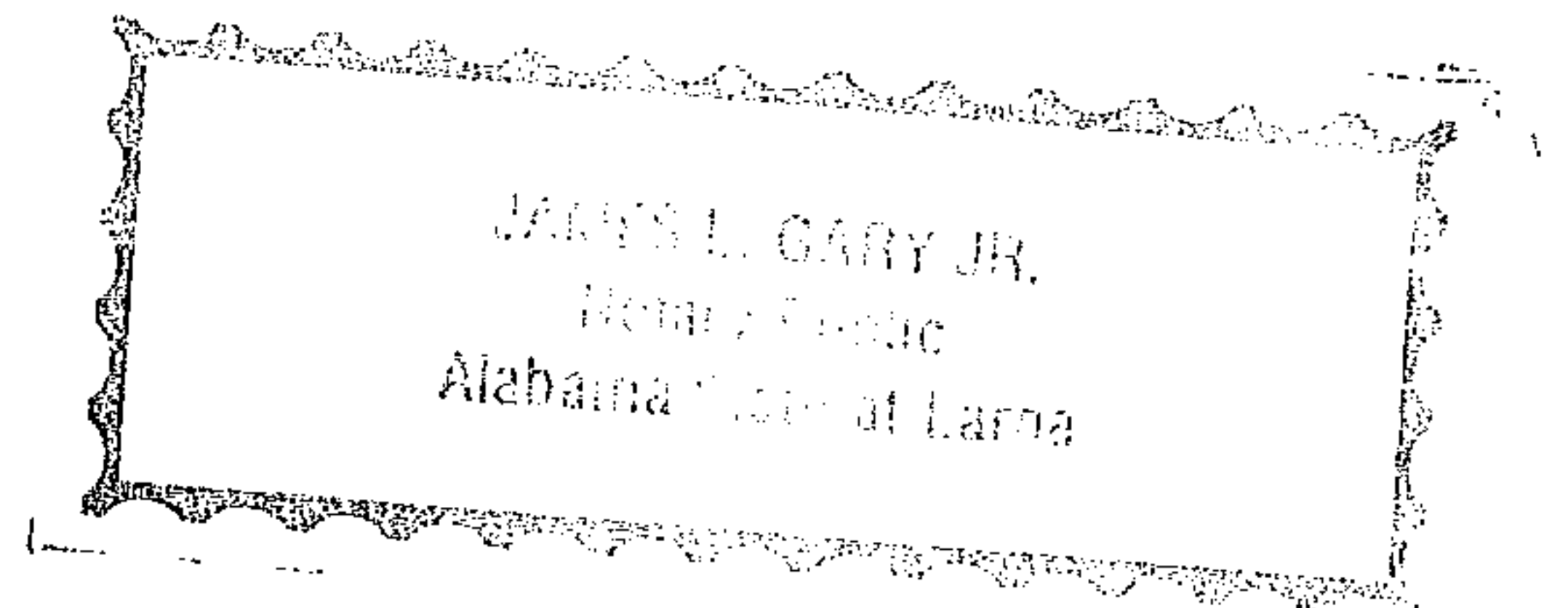

C. Jane Brown Madonia

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that RALPH ANTHONY MADONIA, C. JANE BROWN MADONIA, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6th day of APRIL, 2018


NOTARY PUBLIC
My commission expires: JULY 22, 2019



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Alabama, County of Shelby, described as follows:

Commence at the northeast corner of Lot 3-A, according to a resurvey of Lots 3 and 4, Block 2 of Fernwood-fourth sector, as recorded in Map Book 7, page 160, in the Probate Office of Shelby County, Alabama; thence run in a northeasterly direction along the westerly line of 13th Street a distance of 200.0 feet to the point of beginning of the parcel herein described; thence continue along the westerly line of 13th Street in a northeasterly direction to its point of intersection with the south line of Bennett Circle; thence run in a westerly direction along the south line of Bennett Circle a distance of 122.59 feet to the northeast corner of Lot 1, Block 2 of Fernwood-fourth sector, as recorded in Map Book 7, page 96 in the Probate Office; thence run in a southwesterly direction along the westerly line of said Lot 1, Block 2, to the northeast corner of Lot 2, in Block 2, of said Fernwood-fourth sector; thence run easterly to the southwest corner of property owned by Cliff Knox and Inez Knox, as shown by Deed Book 343, page 307, in Probate Office; thence run in a northeasterly direction along the westerly line of said Knox lot a distance of 100 feet; thence run easterly along the northerly line of said Knox lot a distance of 150 feet to point of beginning; being situation in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, Shelby County Alabama.

APN: 13-8-34-4-001-060-000

Real Estate Sales Validation Form

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

Grantor's Name RALPH ANTHONY MADONIA
Mailing Address 521 13TH ST N.W.
ALABASTER, AL 35007

Grantee's Name Ralph Anthony Madonia
Mailing Address 521 13th St NW
Alabaster AL 35007

Property Address SAME

Date of Sale 4/6/18

Total Purchase Price \$

or

Actual Value \$

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Assessor's Market Value \$ 86,400

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 Update Marital Status

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 4/6/2018

Print RALPH ANTHONY MADONIA

Sign Ralph Anthony Madonia

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2018 01:18:13 PM
\$110.50 CHERRY
20180420000133520

[Signature]

Form RT-1