

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Sara Schifano
186 Stratford Circle
Pelham, AL 35124

QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ninety Thousand Five Hundred and 00/100 Dollars (\$90,500.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned grantors in hand paid by the grantee herein, we,

**Norma J. Barelare, a married person,
Mary Stith, a married person,
Carolyn Smith, a married person,
Ramona Graffeo, a married person, and
Rita Baumgartner, a married person**

(hereinafter referred to as "Grantors") do quitclaim unto

Sara Schifano


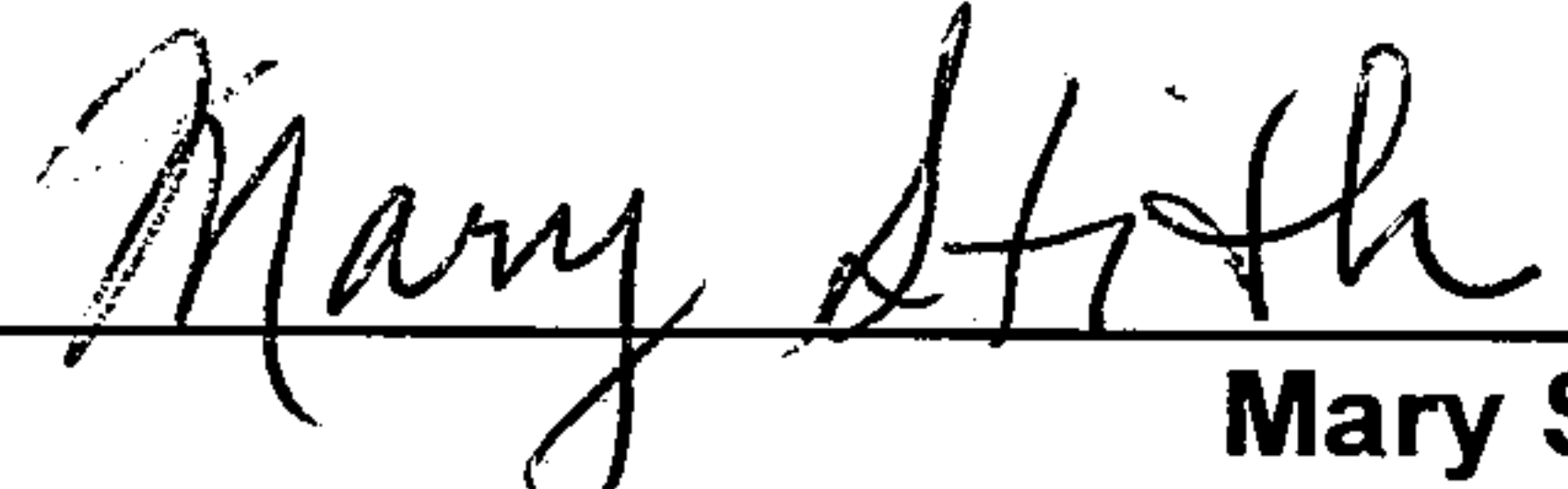
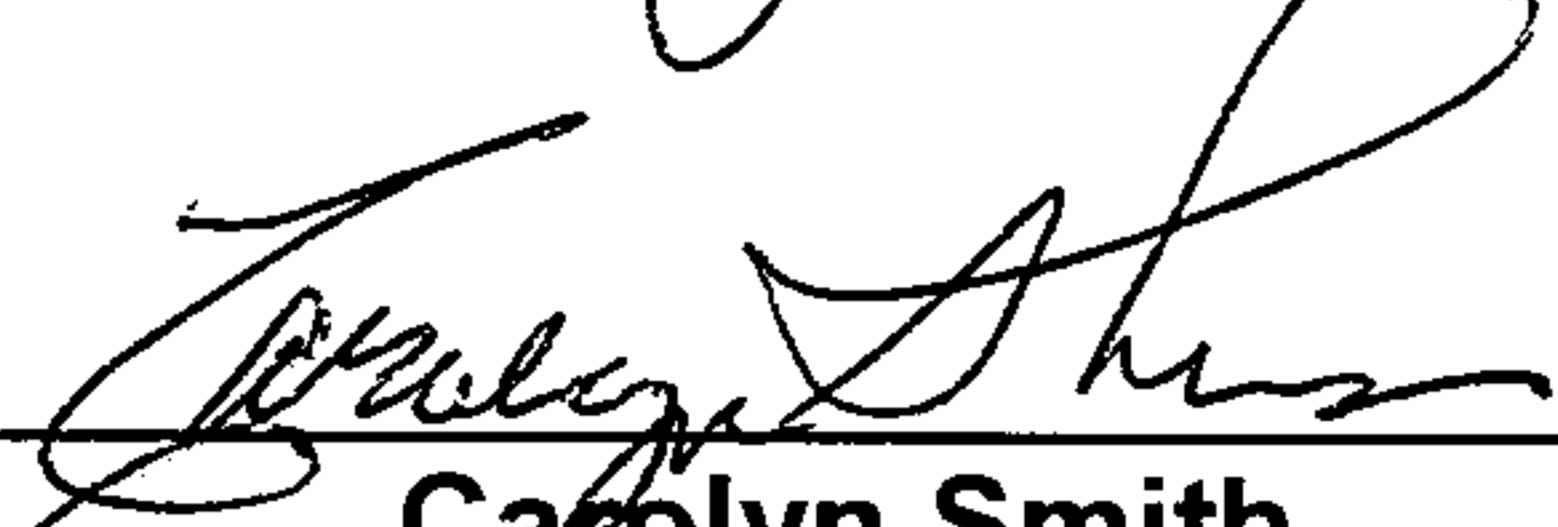
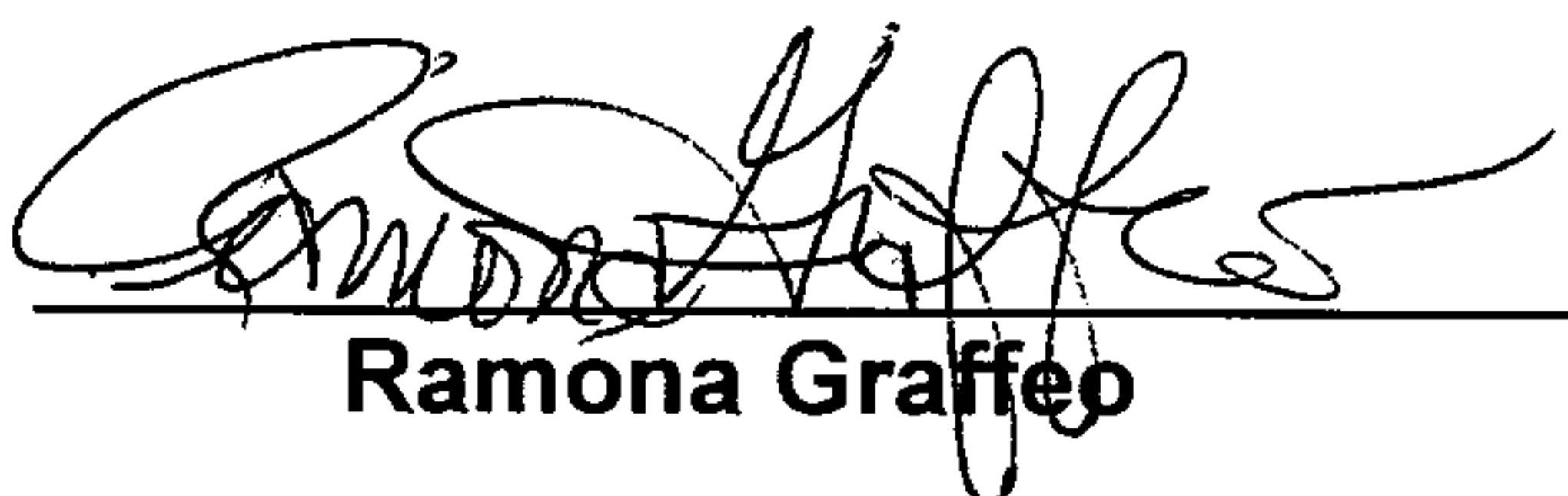
(hereinafter referred to as "Grantee") all of our interest in the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 1A, according to the Resurvey of Lot 1, Stratford Place, Phase IV, as recorded in Map Book 16, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD Unto Grantee, **her** heirs and assigns, forever.

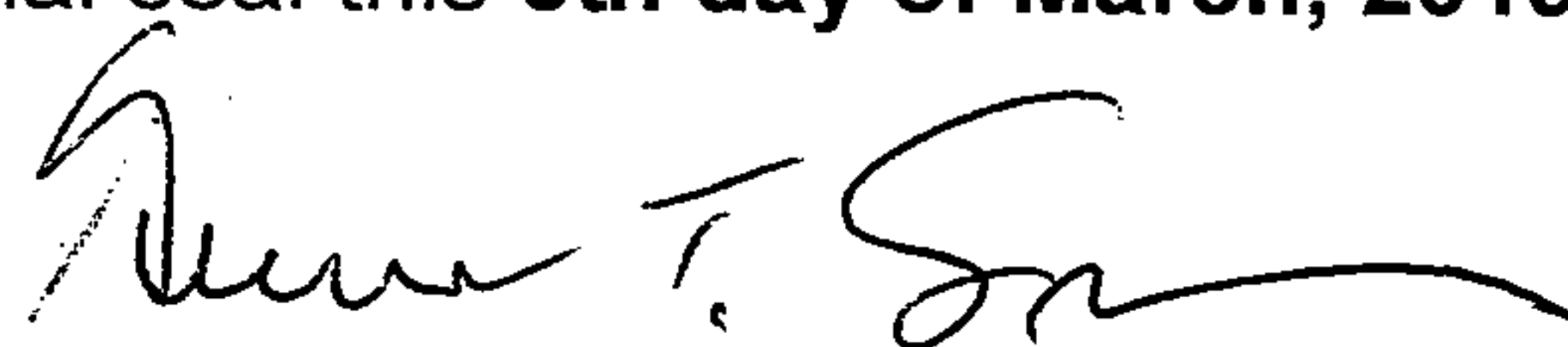
IN WITNESS WHEREOF, we have set our hands and seals, this **6th day of March, 2019.**

 _____ Norma J. Barelare	(Seal)	 _____ Mary Stith	(Seal)
 _____ Carolyn Smith	(Seal)	 _____ Ramona Graffeo	(Seal)

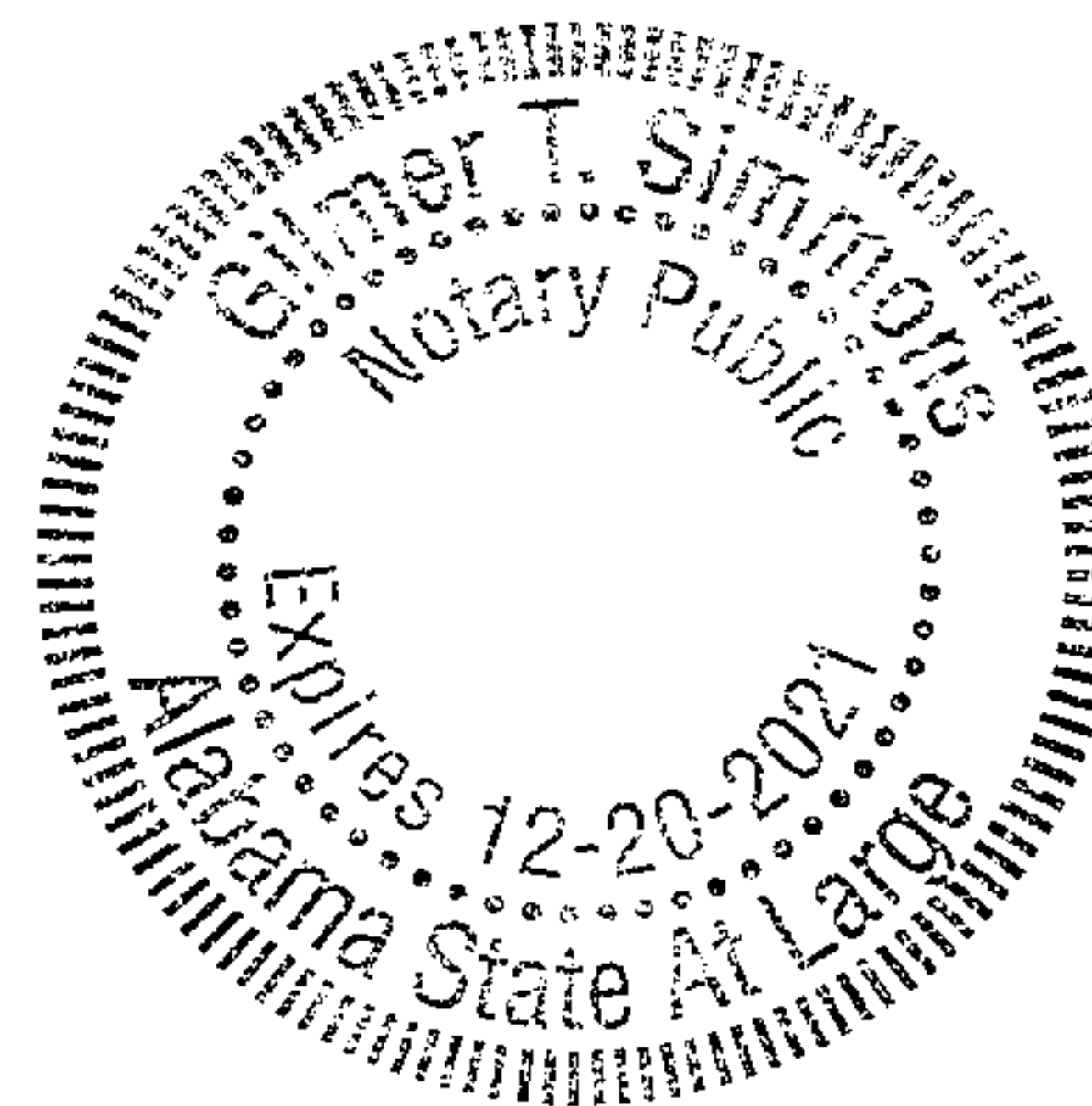
**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County and State, hereby certify that **Norma J. Barelare, Mary Stith, Carolyn Smith, and Ramona Graffeo**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 and official seal this **6th day of March, 2019.**



**Notary Public: Gilmer T. Simmons
My Commission expires: 12/20/2021**



IN WITNESS WHEREOF, I have set my hand and seal, this 4 day of
March, 2019.

Rita S. Baumgartner (Seal)
Rita Baumgartner

STATE OF Florida

COUNTY OF Walton

I, the undersigned Notary Public in and for said County and State, hereby
certify that **Rita Baumgartner**, 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 4 day of March, 2019.



Nancy
Notary Public

My Commission expires: 10-31-22

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Date of Sale: **March 6th, 2019**

Grantor Name: **Norma J. Barelare**
 Grantor Name: **Mary Stith**
 Mailing Address: **186 Stratford Circle**
Pelham, AL, 35124

Total Purchase Price: **\$90,500.00**

Or

Property Address: **186 Stratford Circle**
Pelham, AL, 35124

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Sara Schifano**
 Mailing Address: **186 Stratford Circle**
Pelham, AL, 35124

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

☐ Appraisal

☒ Other - \$90,500.00 represents the Grantors' one-half interest in the subject property which has a market value of \$181,000.00

☐ Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: **March 6th, 2019**Print: Dawn Bagwell For David P. Conder P.C.

Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/08/2019 11:58:14 AM
 \$117.50 CHERRY
 20190308000074900

Allen S. Bayl