

20190801000277380 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/01/2019 03:03:00 PM FILED/CERT

This instrument was prepared by:
Alan C. Keith
Law Offices of Jeff W. Parmer LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send tax notice to:
Michelle Mauro

172 Sheffield Lane
Birmingham, AL
35242

QUITCLAIM DEED

THE STATE OF ALABAMA
SHELBY COUNTY

consideration \$150,000.00.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Anthony W. Mauro and wife, Michelle M. Mauro, hereby releases, quitclaims, grants, sells, and conveys to Michelle Mauro (hereinafter called Grantees), all their right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein for legal description.

Michelle M. Mauro and Michelle Mauro are one and the same.

Subject to all rights of way, easements, covenants and restrictions of record.


Subject to current year ad valorem taxes, which are not yet due and payable.

This deed is recorded as a part of that certain mortgage for \$331,000.00 executed and recorded simultaneously herewith.



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20190801000277380 08/01/2019
TO HAVE AND TO HOLD to said GRANTEE forever. Given under our hand and seal on this July 26, 2019


_____(Seal)
Anthony W. Mauro



_____(Seal)
Michelle M. Mauro

STATE OF ALABAMA
JEFFERSON COUNTY

}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony W. Mauro and Michelle M. Mauro, 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 this date.

Given under my hand and official seal on July 26, 2019.



Notary Public

My Commission Expires: March 14, 2020

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires March 14, 2020

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EXHIBIT "A"

Lot 2237, according to the Map of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument 1996-17543, and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, recorded as Instrument 20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Real Estate Sales Validation Form

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

Grantor's Name Anthony W. Mauro & Michelle M. Mauro
 Mailing Address 172 Sheffield Lane
Birmingham, AL 35242

Grantee's Name Michelle M. Mauro
 Mailing Address 172 Sheffield Lane
Birmingham, AL 35242

Property Address 172 Sheffield Lane
Birmingham, AL 35242

Date of Sale 07/30/2019

Total Purchase Price \$ 150000.00

or

Actual Value \$

or

Assessor's Market Value \$



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Alabama, County

Allen S. Byrd

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 8/1/19

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1