

20200310000094860  
03/10/2020 12:24:31 PM  
QCDEED 1/2

Send tax notice to:  
Shelley Elizabeth Schifanella  
198 Linwood Road  
Sterrett, Alabama 35147  
CHL2000032

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**1/2 Value \$135,700.00**

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Five Thousand, Seven Hundred and 00/100 Dollars (\$135,700.00) **and other good and valuable consideration**, in hand paid to the undersigned, **Thomas J. Schifanella**, a married man, whose mailing address is: 1079 Regency Way, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim and convey unto **Shelley Elizabeth Schifanella**, (hereinafter referred to as "Grantee"), all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 416, according to the Survey of Forest Parks, 4th Sector, 1st Phase, as recorded in Map Book 23, Page 99 A & B, in the Probate Office of Shelby County, Alabama.**

\*Property does not constitute as homestead of the Grantor or Grantor's spouse.

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor, **Thomas J. Schifanella**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 9<sup>th</sup> day of March, 2020.

Thomas J. Schifanella  
Thomas J. Schifanella

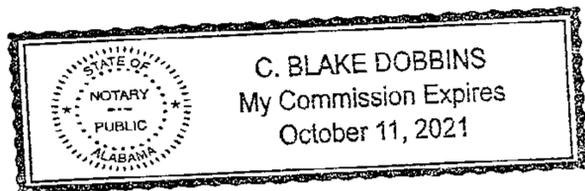
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Schifanella, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of March, 2020.

C. Blake Dobbins  
Notary Public  
Print Name C. Blake Dobbins  
Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/10/2020 12:24:31 PM  
\$161.00 CHERRY  
20200310000094860

Allen S. Bayl