



20200810000341460 1/3 \$191.50  
Shelby Cnty Judge of Probate, AL  
08/10/2020 12:09:12 PM FILED/CERT

This instrument was prepared by:  
Boyd, Fernambuca & Dunn, P.C.  
4914 Cahaba River Road  
Birmingham, AL 35243

**SEND TAX NOTICE TO:**  
Vincent Cipriano  
2524 Magnolia Place  
Birmingham, Alabama 35242

### QUITCLAIM DEED

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

Shelby County, AL 08/10/2020  
State of Alabama  
Deed Tax: \$162.50

### KNOW ALL MEN BY THESE PRESENTS,

This conveyance is pursuant to the Final Judgment of Divorce entered June 10, 2020 in 01-DR-2019-900408.00 in Jefferson County, Alabama, and in furtherance of the parties' Memorandum of Agreement executed contemporaneously.

That in consideration of ten and no hundredth dollars (\$10.00) and other good and valuable consideration paid in hand by the grantee herein to the undersigned GRANTOR, the receipt and sufficiency whereof are acknowledged,

*Vincent Cipriano and Kelly Cipriano*  
(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

*Vincent Cipriano, John Cipriano, and Antoinette Cipriano*  
(herein referred to as GRANTEE, whether one or more), all of their right, title and interest in and to that certain real estate situated in Shelby County, Alabama, to-wit:

**LOT 42, ACCORDING TO THE MAP AND SURVEY OF THE MAGNOLIAS AT BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 13, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD, unto the said GRANTEE, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said GRANTOR who is, hereto set his and her signature and seal this the 22 day of July, 2020.

  
VINCENT CIPRIANO,  
Grantor.

**STATE OF ALABAMA            )**  
**JEFFERSON COUNTY         )**

### General Acknowledgement

*Erika Beckren*, a Notary Public in and for said County, in said State, hereby certify that VINCENT CIPRIANO, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being



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Kelly Cipriano  
KELLY CIPRIANO,  
Grantor.

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

**General Acknowledgement**

Hayden E. Johnson, a Notary Public in and for said County, in said State, hereby certify that KELLY CIPRIANO, 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 executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me  
this 22 day of July, 2020.

[Signature]  
Notary Public  
My commission ends: 5-20-22

Property Address:   2524 Magnolia Place  
                              Birmingham, Alabama 35242

# Real Estate Sales Validation Form



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

Grantor's Name Vincent Cipriano And Kelly Cipriano Grantee's Name Vincent Cipriano, John Cipriano, Antonette Cipriano  
Mailing Address 2524 Magnolia Place Mailing Address 2524 Magnolia Place  
Birmingham AL 35242 Birmingham AL 35242

Property Address 2524 Magnolia Place Date of Sale July 22, 2020  
Birmingham AL 35242 Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 325,000  
(1/2 of value transferred \$162,500)

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Agreement Following Final Judgment of Divorce  
☐ 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 § 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 \_\_\_\_\_

Print John Cipriano

☐ Unattested

Sign John Cipriano

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1