

20200908000399230
09/08/2020 01:46:12 PM
DEEDS 1/4

Commitment Number: 26758441
Seller's Loan Number: 0421373028

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Transfer tax is \$188.50

Which is based on 1/2 of the assessed fair market value of \$376,600.00 that being \$188,300.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-4-17-0-005-049.000

QUITCLAIM DEED

Sabrina E. Cipriano N/K/A Sabrina E. Riley, joined by her spouse Jon Riley, whose mailing address is 565 PARK LAKE LN., HELENA, AL 35080, and Erik Cipriano, single, whose mailing address is _____, who were formerly a married couple but are now divorced as per Case No.: 01-DR-2016-901251.00 In The Circuit Court Of Jefferson County, Alabama, Filed on July 7, 2017, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to Sabrina E. Riley, married, hereinafter grantee, whose tax mailing address is 565 PARK LAKE LN., HELENA, AL 35080, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 449, according to the final plat of Riverwoods, fourth sector, phase ii, as recorded in map book 31, page 23, in the probate office of Shelby county, Alabama. Source of Title deed Instrument No. 20150604000185680 Assessor's Parcel No: 13-4-17-0-005-049.000
Property Address is: 565 PARK LAKE LN., HELENA, AL 35080

Prior instrument reference: 20150604000185680

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on August 21, 2020:

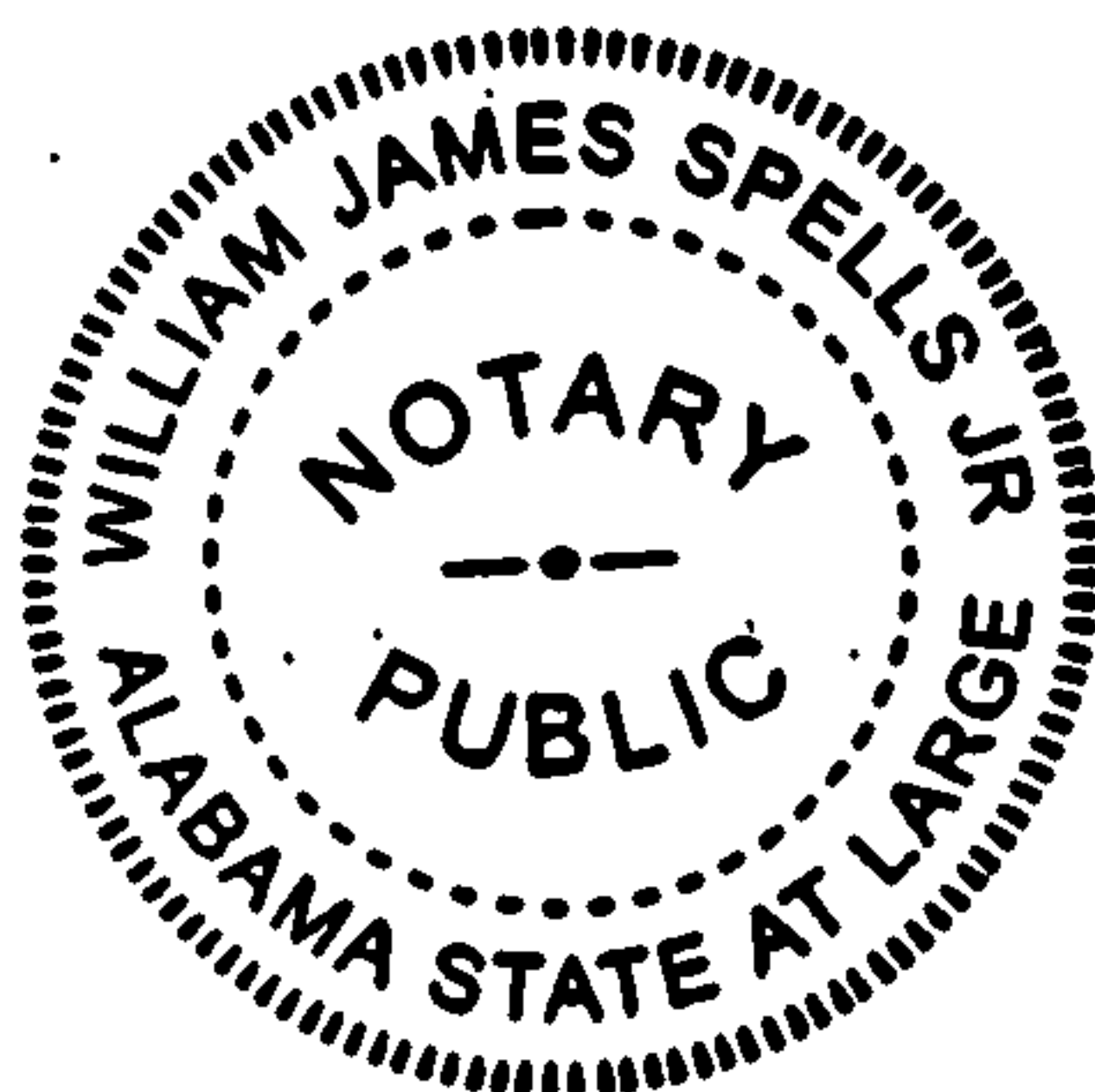
Sabrina E. Cipriano N/K/A Sabrina E. Riley Jon Riley
 Sabrina E. Cipriano N/K/A Sabrina E. Riley Jon Riley

STATE OF Alabama
 COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Sabrina E. Cipriano N/K/A Sabrina E. Riley and Jon Riley whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date 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 21st day of August, 2020

William James Spells Jr.
 Notary Public
 Expire: 3-18-23



Executed by the undersigned on August 5, 2020:

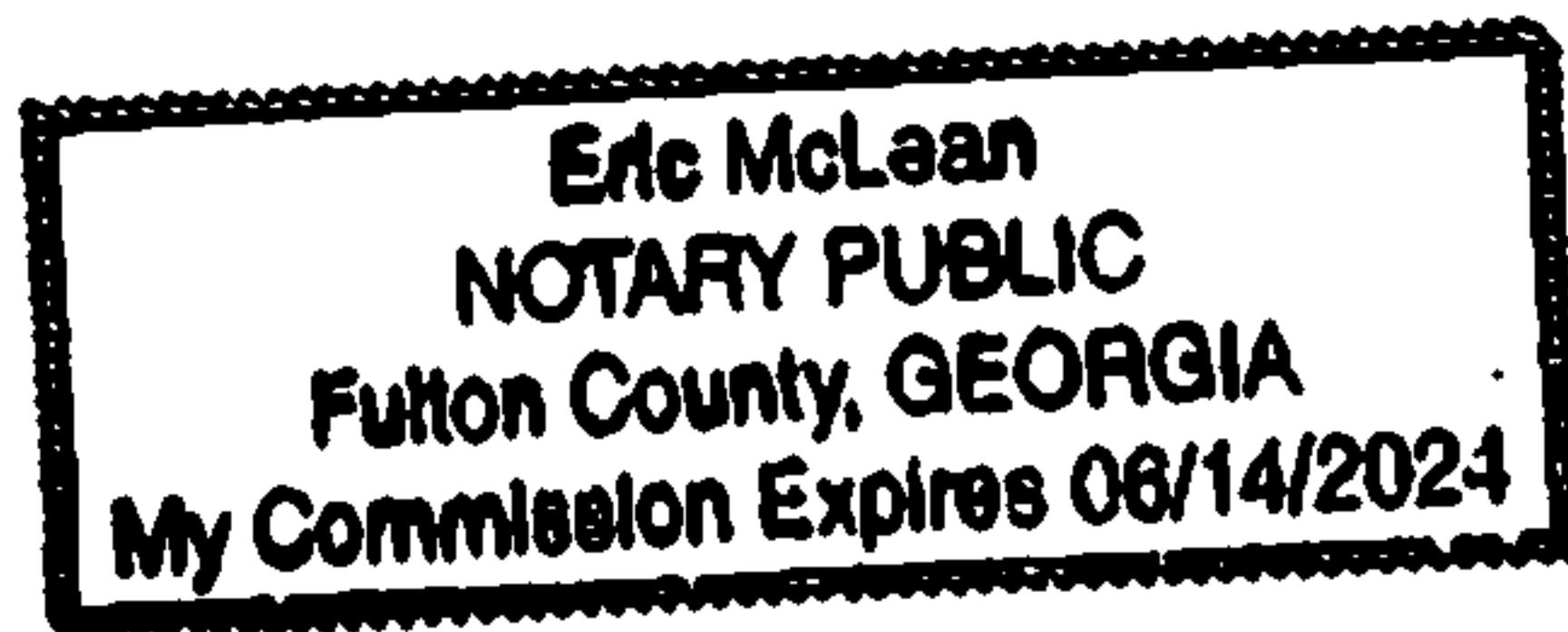
Erik Cipriano
Erik Cipriano

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Erik Cipriano whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 5 day of August, 2020

Erik McLean
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name <u>Sabrina E. Cipriano N/K/A</u>		Grantee's Name <u>Sabrina E. Riley</u>	
<u>Sabrina E. Riley, joined by her spouse Jon Riley, and Erik Cipriano</u>			
Mailing Address	<u>S: 565 PARK LAKE LN.,</u> <u>HELENA, AL 35080</u>	Mailing Address	<u>565 PARK LAKE LN.,</u> <u>HELENA, AL 35080</u>
Property Address	<u>565 PARK LAKE LN., HELENA,</u> <u>AL 35080</u>	Date of Sale	<u>1.00</u>
		Total Purchase Price	<u>1.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$376,600.00 / 2 = \$188,300.00</u>

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 Assessor website
☐ 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 Jon Riley
Sabrina E. Cipriano N/K/A Sabrina E. Riley

Unattested _____

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2020 01:46:12 PM
\$221.50 CHERRY
20200908000399230

Allen S. Boyd

