

Return to after recordation: Title 365, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File No: OS3290-20025400

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

PIETRO PIAZZA, divorced-not remarried, whose mailing address is 3015 Kelham Grove Way, Birmingham, AL 35242, and BRUNA MONALIZA CARVALHO DA COSTA DIAS, divorced-not remarried, hereinafter referred to as "Grantor" and

PIETRO PIAZZA, an unmarried man, in fee simple, whose mailing address is 3015 Kelham Grove Way, Birmingham, AL 35242, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 19, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, Map Book 43, Page 87 A & B, in the Office of the Judge of Probate Shelby County, Alabama.

Together with; nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Being the same property conveyed from NSH Corp., an Alabama corporation, to Pietro Piazza and Bruna Monaliza Carvalho da Costa Dias, for and during their joint lives and

upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, by deed dated November 26, 2014 and recorded December 3, 2014 in Instrument No. 20141203000380370 in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 14 day of NOVEMBER, 2020.



PIETRO PIAZZA

STATE OF ALABAMA

COUNTY OF Shelby

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 14th day of November, 2020.


Notary Public
Shelly Ann Fritz
Print Name
My Commission expires:



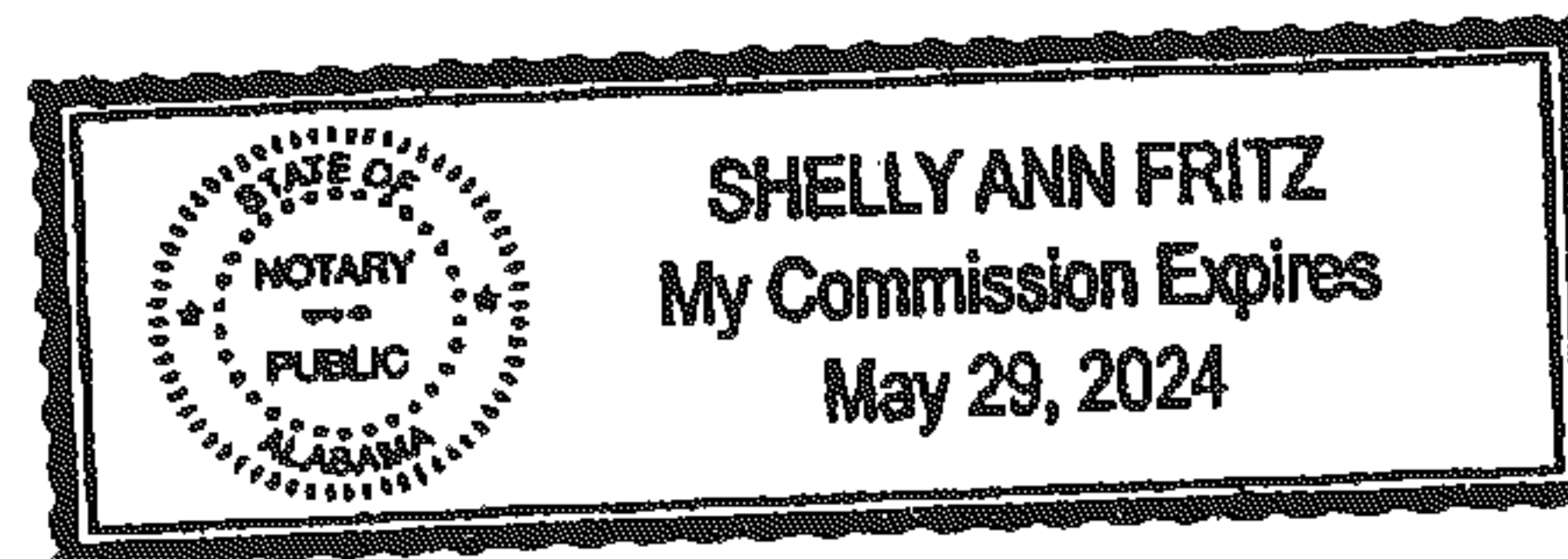
Bruna Monaliza Carvalho da Costa Dias
BRUNA MONALIZA CARVALHO
DA COSTA DIAS

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that BRUNA MONALIZA CARVALHO DA COSTA DIAS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 14th day of November, 2020.

Shelly Ann Fritz
Notary Public
Shelly Ann Fritz
Print Name
My Commission expires:



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Pietro Piazza, 3015 Kelham Grove Way, Birmingham, AL 35242

Bruna Monaliza Carvalho da Costa Dias,
Bruna Monaliza Carvalho da Costa Dias

Grantee's address:
Pietro Piazza, 3015 Kelham Grove Way, Birmingham, AL 35242

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

Grantor's Name Pietro Piazza
Mailing Address _____
3015 Kelham Grove Way
Birmingham, AL 35242

Grantee's Name Pietro Piazza
Mailing Address _____
3015 Kelham Grove Way
Birmingham, AL 35242

Property Address 3015 Kelham Grove Way
Birmingham, AL 35242

Date of Sale 11-14-2020
Total Purchase Price \$0.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2020 10:29:32 AM
\$64.50 CHARITY
20201203000552310

Allen S. Bayl

or
Actual Value \$0.00
or
Assessor's Market Value \$33,340

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 quit claim deed
☐ 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 12/02/2020

Print Eric Gaylor

☒ Unattested Eric Gaylor
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1