


Shelby County, AL 01/08/2021
State of Alabama
Deed Tax:\$12.00

Send tax notice to:
Rosanne Tortorici
27 Cottage Circle
Pelham, AL 35124

This Instrument Prepared By:
Dale B. Stone, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205


20210108000013420 1/6 \$50.00
Shelby Cnty Judge of Probate, AL
01/08/2021 10:33:45 AM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

QUIT CLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, Virginia Anne Tortorici ("Virginia") died testate on September 2, 2016, and her Last Will and Testament and First Codicil thereto (collectively, the "Will") were duly probated in the Probate Court of Shelby County; and

WHEREAS, pursuant to the Will, Virginia devised her interest in and to that certain real estate located at 27 Cottage Circle in Pelham, Shelby County, Alabama, as more particularly described hereinbelow, (the "Property") as follows:

"I give and devise my personal residence, [the Property], to my daughter, Rosanne Tortorici, if she survives me, until the first to occur of her death, marriage or the date she vacates such property as her personal residence (hereinafter called the "termination date")."

; and

WHEREAS, Rosanne Tortorici ("Rosanne") ceased use of the Property as her personal residence, and, therefore, the termination date, as such term is defined in the Will, has occurred; and

WHEREAS, pursuant to the Will, the Property has been apportioned for and paid over to Vincent Anthony Tortorici, Jr. ("Vincent"), Peter Anthony Tortorici, Sr. ("Peter"), and Rosanne; and

WHEREAS, Vincent and Peter now desire to transfer one half (½) of their interest in and to the Property to Rosanne.

NOW THEREFORE, THAT in consideration of the foregoing recitals and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged by Grantors, the parties agree as follows:

1. I, Rosanne Tortorici (hereinafter referred to as "Grantee"), by my execution of this instrument, declare that the Property is no longer my personal residence and acknowledge that my rights in and to the Property, other than my right as a remainder beneficiary of the Property, are terminated.

2. We, Vincent Anthony Tortorici, Jr., a married person, and Peter Anthony Tortorici, Sr., a married / an unmarried person (circle one), (hereinafter referred to as "Grantors"), hereby remise, release, quit claim, transfer and convey unto Grantee, one half (½) of our right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of The Cottages, as recorded in Map Book 12, Page 19, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Book 256, Page 638

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

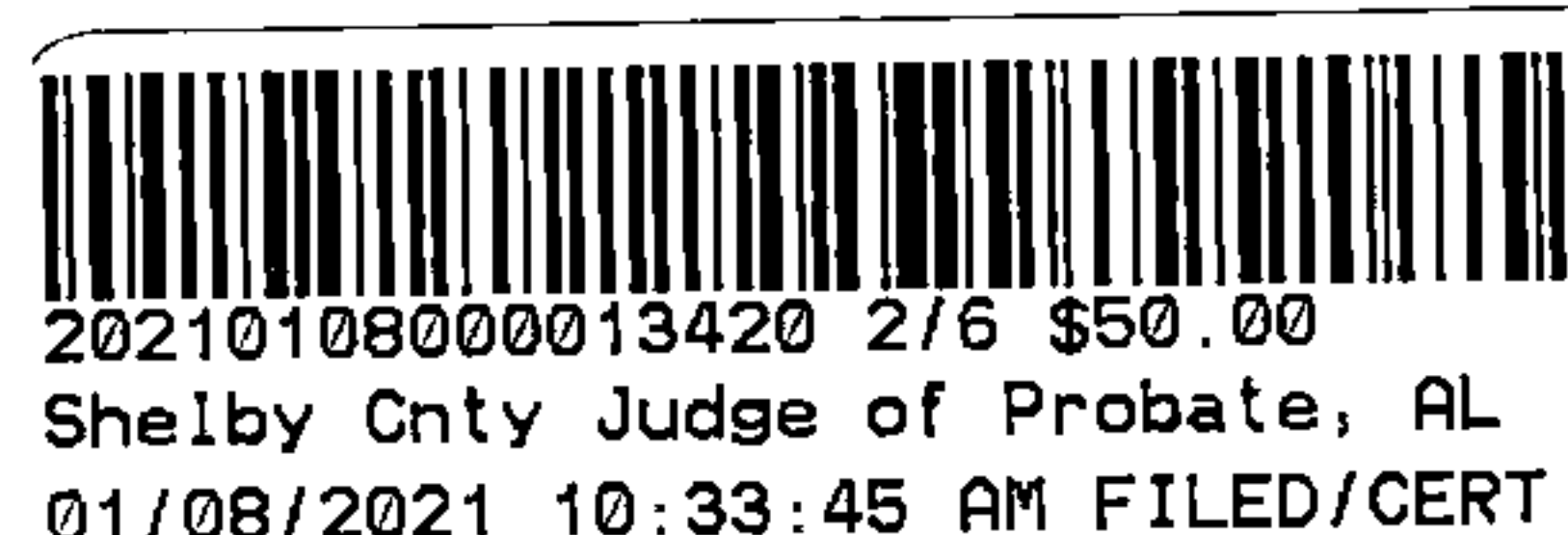
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee forever.

The Grantors attest, to the best of the Grantors' knowledge and belief that the information contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama §40-22-1(h).

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on December 29, 2020.



Vincent Anthony Tortorici, Jr.
Vincent Anthony Tortorici, Jr.

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Vincent Anthony Tortorici, Jr., a married person, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand on December 23, 2020.


Stark Preston Wilbor
Notary Public


Stark Preston Wilbor
Printed Name

(NOTARY SEAL)

My Commission Expires: 9/17/2024





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Peter Anthony Tortorici, Sr.

I, the undersigned authority, a Notary Public in and for the State of Mississippi
County of LOWNDES, hereby certify that Peter Anthony Tortorici, Sr., a married / an
unmarried person (circle one), 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, he executed the same voluntarily on the day the same bears date.


Given under my hand on December 23, 2020.

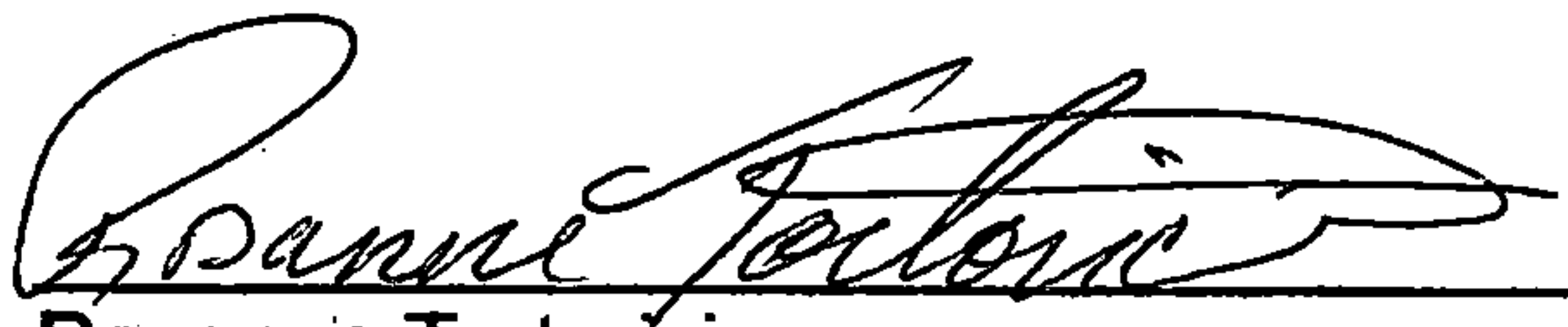

Notary Public

TEAMERA FRISON
Printed Name

My Commission Expires: 9/30/2022



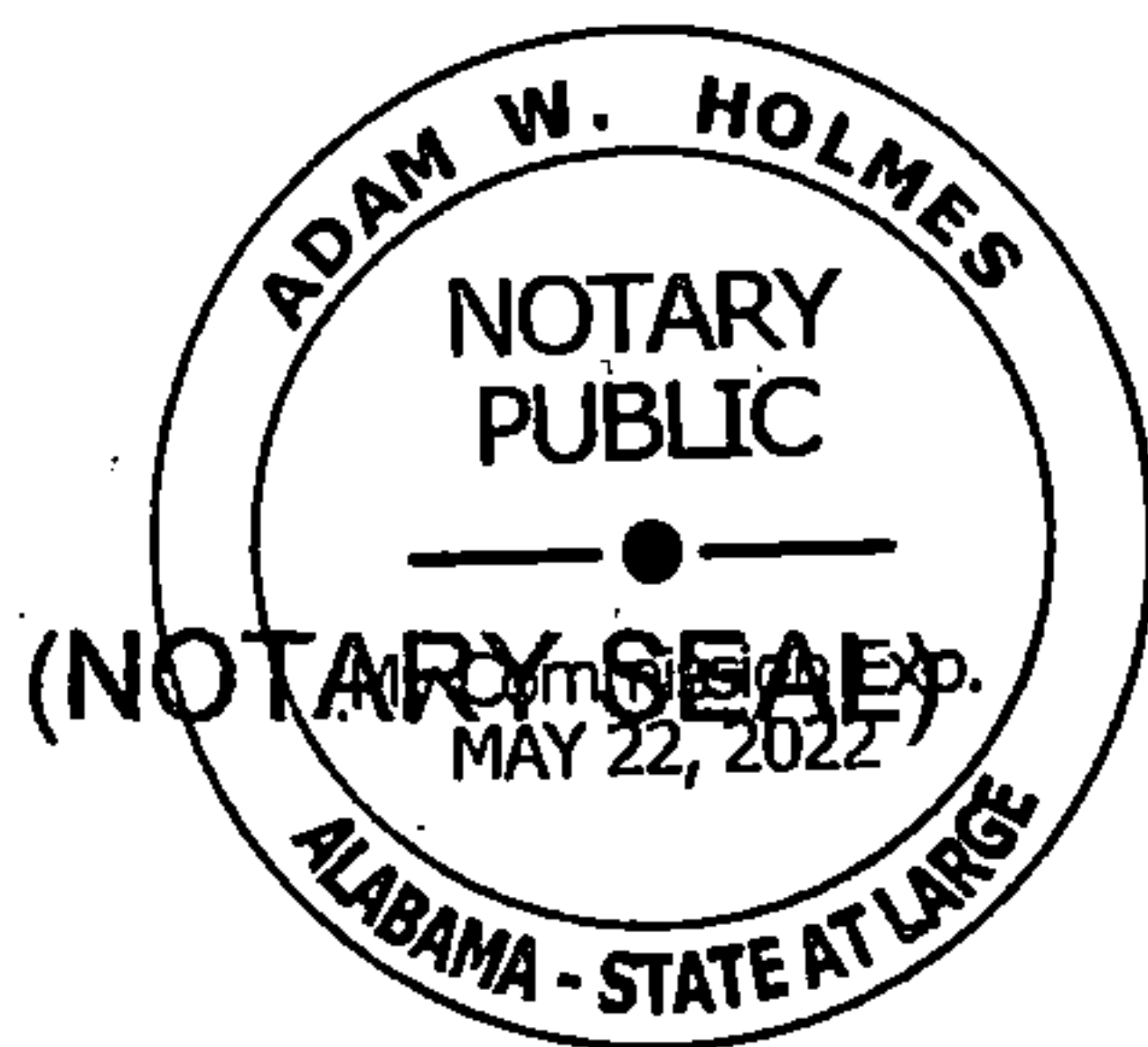

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Rosanne Tortorici

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Rosanne Tortorici, an unmarried person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand on December 24, 2020.





Notary Public

Adam W. Holmes

Printed Name

My Commission Expires: 05-22-2022



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Real Estate Sales Validation Form

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

Grantor's Name Vincent A Tortorici / Peter A Tortorici Grantee's Name Rosanne Tortorici
Mailing Address 1049 Legacy Dr / 1219 3rd Avenue Mailing Address 27 Cottage Circle
Birmingham, AL 35242 Columbus, MS Pelham, AL 35124
39701

Property Address 27 Cottage Circle
Pelham, AL 35124

Date of Sale 12/23/2020

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 34,666 1/3 = 11,555



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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 Tax Assessor's Value

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 1/8/2021

Print Rosanne Tortorici

Sign

Rosanne Tortorici
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1