

THIS INSTRUMENT PREPARED BY:
Jonathan L. Shugart, Jr., Esq.
JS Law, LLC
412 Cliff Place
Homewood, Alabama 35209

SEND TAX NOTICE TO:
Leah M. Fiorella
385 Rockport Lane
Birmingham, Alabama 35242

Tax Assessor's Property Value: \$329,900.00
Address of Property: 385 Rockport Lane
Birmingham, Alabama 35242
Parcel I.D.: 10 1 02 0 008 026.000

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof being hereby acknowledged, **JAMES A. VILECE**, a single man with a current address of 385 Rockport Lane, Birmingham, Alabama 35242 (hereinafter referred to as "Grantor"), does remise, release, quit claim and convey to **LEAH M. FIORELLA**, a single woman with a current address of 385 Rockport Lane, Birmingham, Alabama 35242, (hereinafter referred to as "Grantee"), all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, more particularly described as follows, to-wit:

Lot 26, according to the Survey of Cobblestone Square Subdivision, as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.

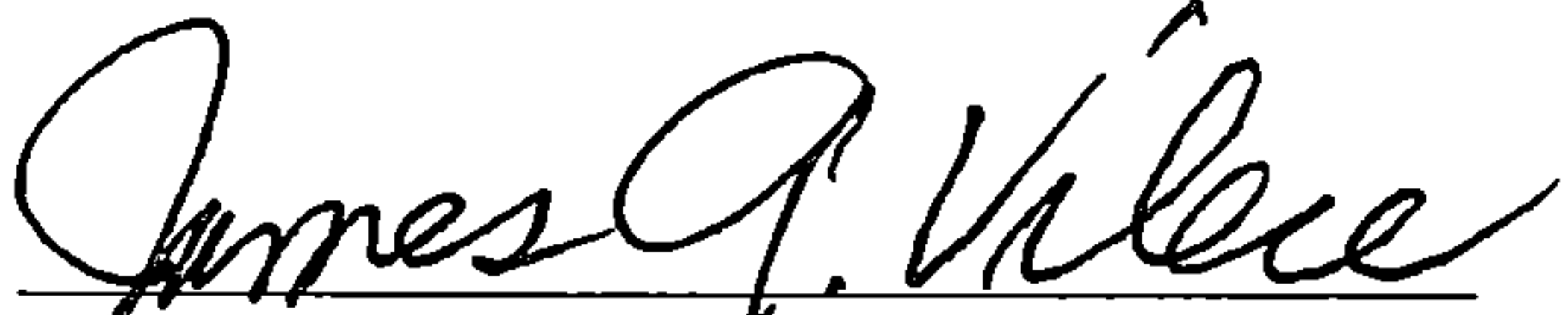
LESS AND EXCEPT: A part of Lot 26 of said subdivision being more particularly described as follows: Begin at the Southeast corner of Lot 25 thence run North 11 degrees 09 minutes 40 seconds East for a distance of 34.27 feet; thence run South 77 degrees 12 minutes 25 seconds East for a distance of 2.30 feet; thence run South 15 degrees 00 minutes 24 seconds West for a distance of 34.28 feet to the Point of Beginning.

Subject to ad valorem taxes due October 2021, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives, and assigns, forever.

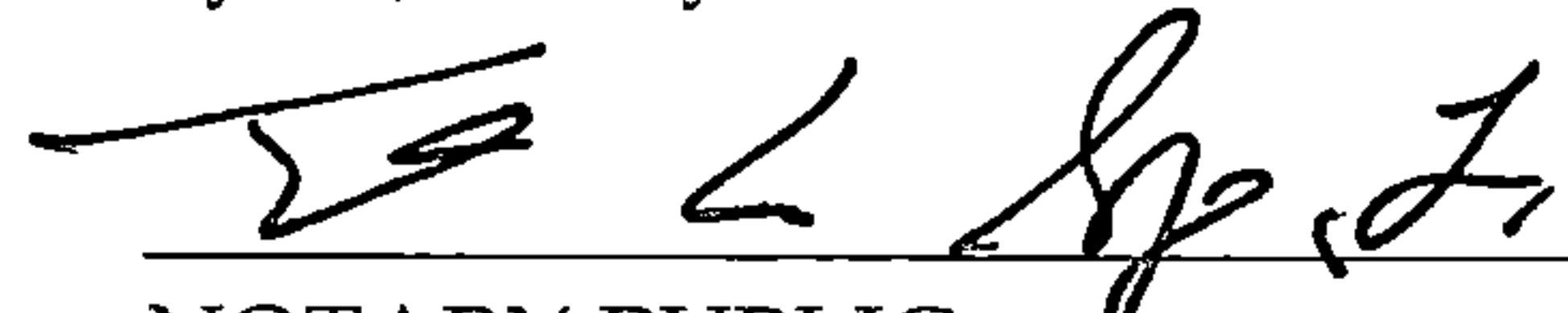
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of January, 2021.

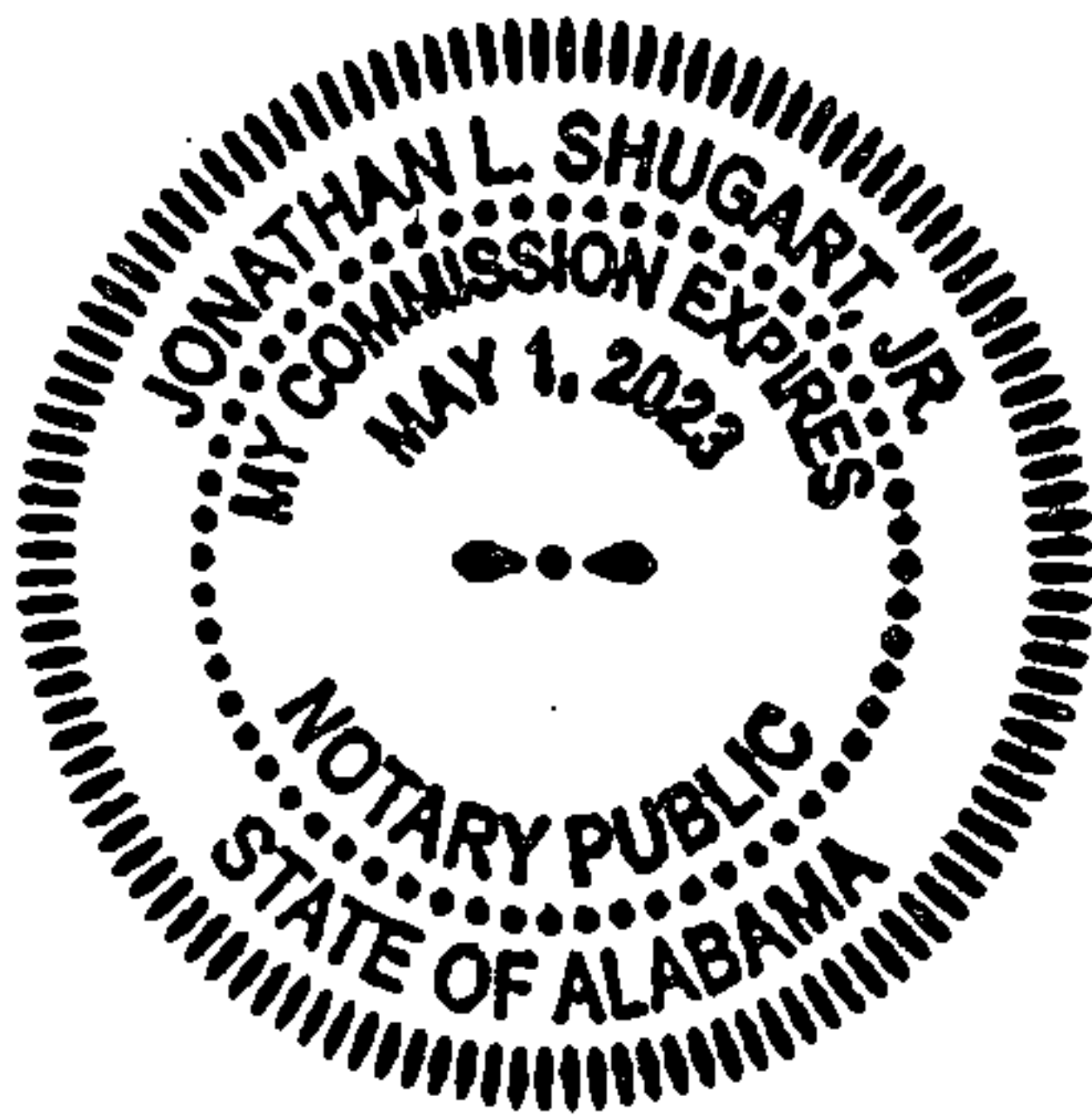

JAMES A. VILECE
)
)

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that JAMES A. VILECE 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2021.


NOTARY PUBLIC
My Commission Expires: 5-1-2023




20210108000013530 2/3 \$331.00
Shelby Cnty Judge of Probate, AL
01/08/2021 11:01:49 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James A. Vilece
Mailing Address 385 Rockport
Lane
Bham, AL 35242

Grantee's Name Leah Fiorella-Newell
Mailing Address 385 Rockport Lane
Bham, AL 35242

Property Address 385 Rockport
Lane
Bham, AL 35242

Date of Sale 1-8-21
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 302,800

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

Shelby County, AL 01/08/2021
State of Alabama
Deed Tax: \$303.00

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 1-8-21

Print James A. Vilece

Sign James A. Vilece

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20210108000013530 3/3 \$331.00
Shelby Cnty Judge of Probate, AL
01/08/2021 11:01:49AM FILED/CERT

Form RT-1