

20210920000457050
09/20/2021 03:05:26 PM
QCDEED 1/3

Commitment Number: 29202657
Seller's Loan Number: 104526430

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (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 of \$85.50 included (which is based on ½ of the full value of property of \$170,200.00, that being \$85,100.00)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
271020003005000

QUITCLAIM DEED

Cynthia Bertolone, married, whose mailing address is **216 Ammersee Lakes DR., Montevallo, AL 35115**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Cynthia Bertolone and Michael Bertolone, wife and husband**, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **216 Ammersee Lakes DR., Montevallo, AL 35115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA. LOT 5-A ACCORDING TO THE SURVEY' OF RESURVEY OF LOTS 5,6,7 AND 8 OF THE AMENDED MAP OF AMMERSEE LAKES FIRST SECTOR AS RECORDED IN MAP BOOK 32, PAGE 132, SHELBY COUNTY, ALABAMA RECORDS SOURCE OF TITLE. DEED INSTRUMENT # 20070830000408230. Assessor's Parcel No: 271020003005000
Property Address is: 216 Ammersee Lakes DR., Montevallo, AL 35115

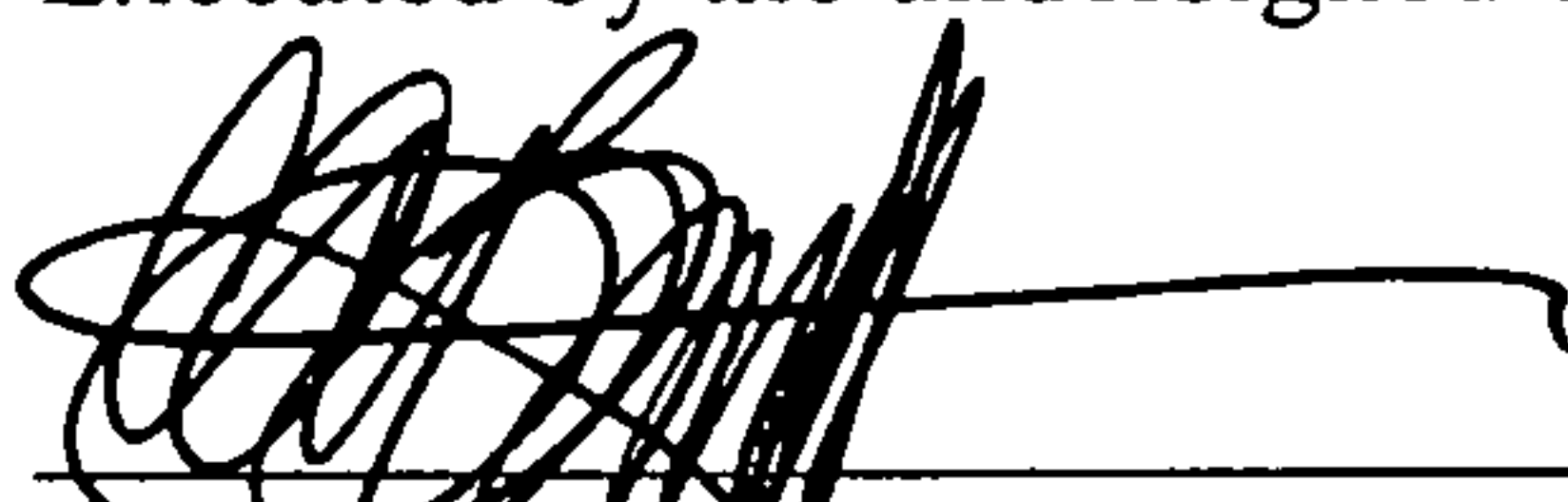
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Sept 7, 2021:



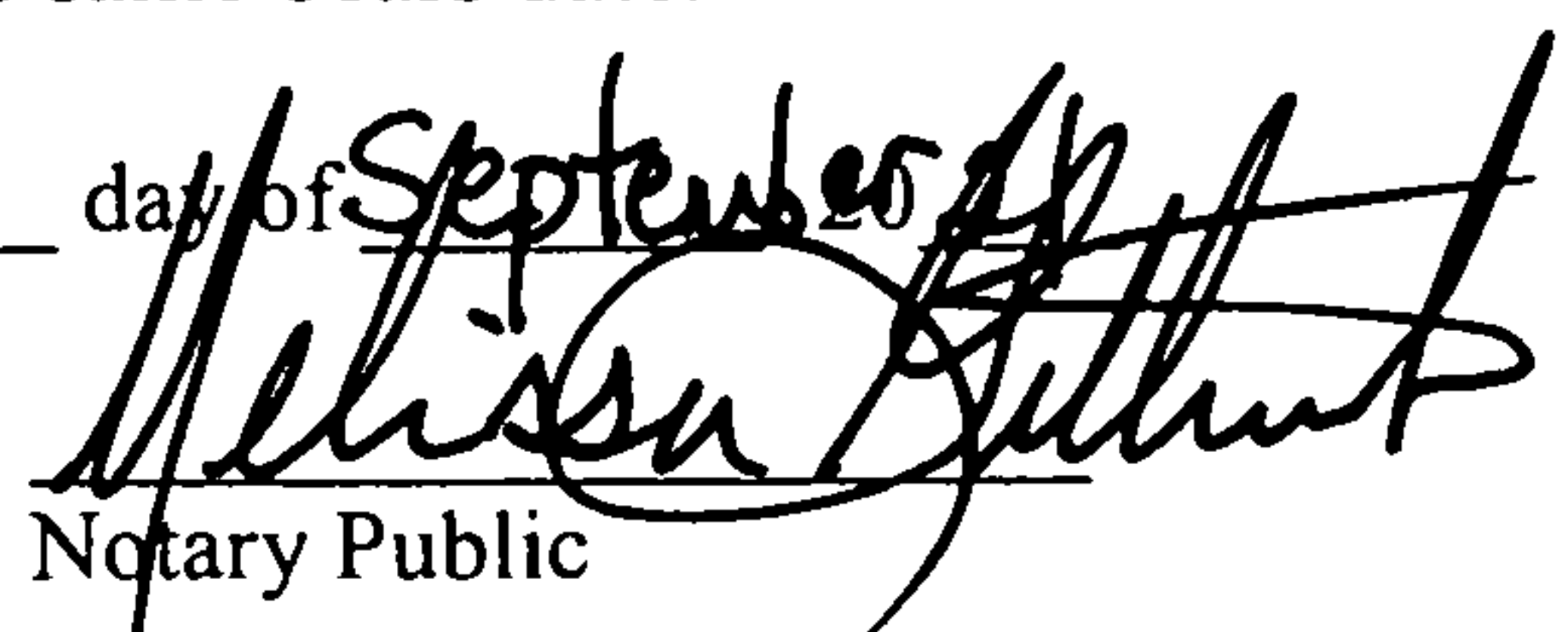
Cynthia Bertolone

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Cynthia Bertolone** 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 7 day of September

Melissa Gilbert
Notary Public, Alabama State At Large
My Commission Expires Aug. 27, 2024



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 Cynthia Bertolone
Mailing Address 216 Ammersee Lakes DR., Montevallo, AL 35115

Grantee's Name Cynthia Bertolone and Michael Bertolone
Mailing Address 216 Ammersee Lakes DR., Montevallo, AL 35115

Property Address 216 Ammersee Lakes DR., Montevallo, AL 35115

Date of Sale
Total Purchase Price 1.00
or
Actual Value \$
or
Assessor's Market Value \$170,200.00 / 2 = \$85,100.00

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
x Other assessor's website

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 9/7/21

Print Cynthia Bertolone Michael Bertolone
Sign [Signatures]

Unattested (verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/20/2021 03:05:26 PM
\$113.50 CHARITY
20210920000457050

Allen S. Bezel

