

20220104000000530
01/04/2022 08:46:16 AM
QCDEED 1/5

AFTER RECORDING RETURN TO:

NationalLink
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 100754256

MAIL TAX STATEMENTS TO:

Peter P. Bibbo and Marilyn F. Chiaramonte
2020 Bluestone Cir
Birmingham, AL 35242

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 09 2 09 0 005 053.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 20 day of DECEMBER, 2021, by and between **Peter P. Bibbo and Marilyn F. Chiaramonte** ~~A/K/A Marilyn Chiaramonte-Bibbo~~, husband and wife, as joint tenants with right of survivorship, a mailing address of 2020 Bluestone Cir, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **Peter P. Bibbo and Marilyn F. Chiaramonte, Trustees, or their successors in Trust, under The Chiaramonte-Bibbo Living Trust, dated July 15, 2016**, a mailing address of 2020 Bluestone Cir, Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

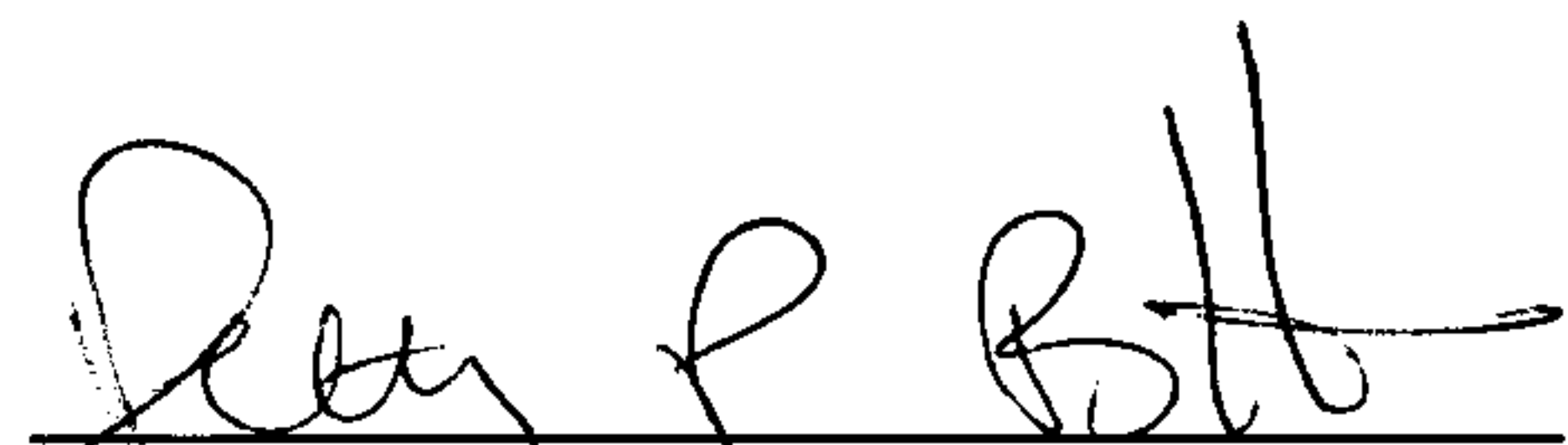
Also known as: 2020 Bluestone Cir, Birmingham, AL 35242

Prior instrument reference: Instrument Number: 20110207000042050, Recorded: 02/07/2011

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

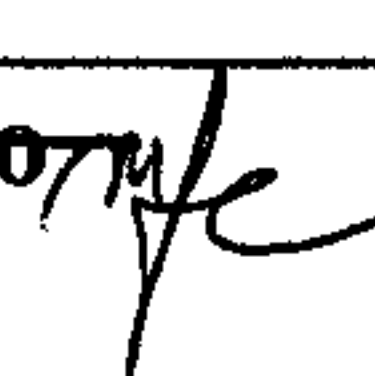
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 20 day of DECEMBER, 2021.

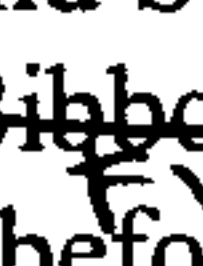


Peter P. Bibbo



Marilyn F. Chiaramonte ~~A/K/A Marilyn Chiaramonte-Bibbo~~ 

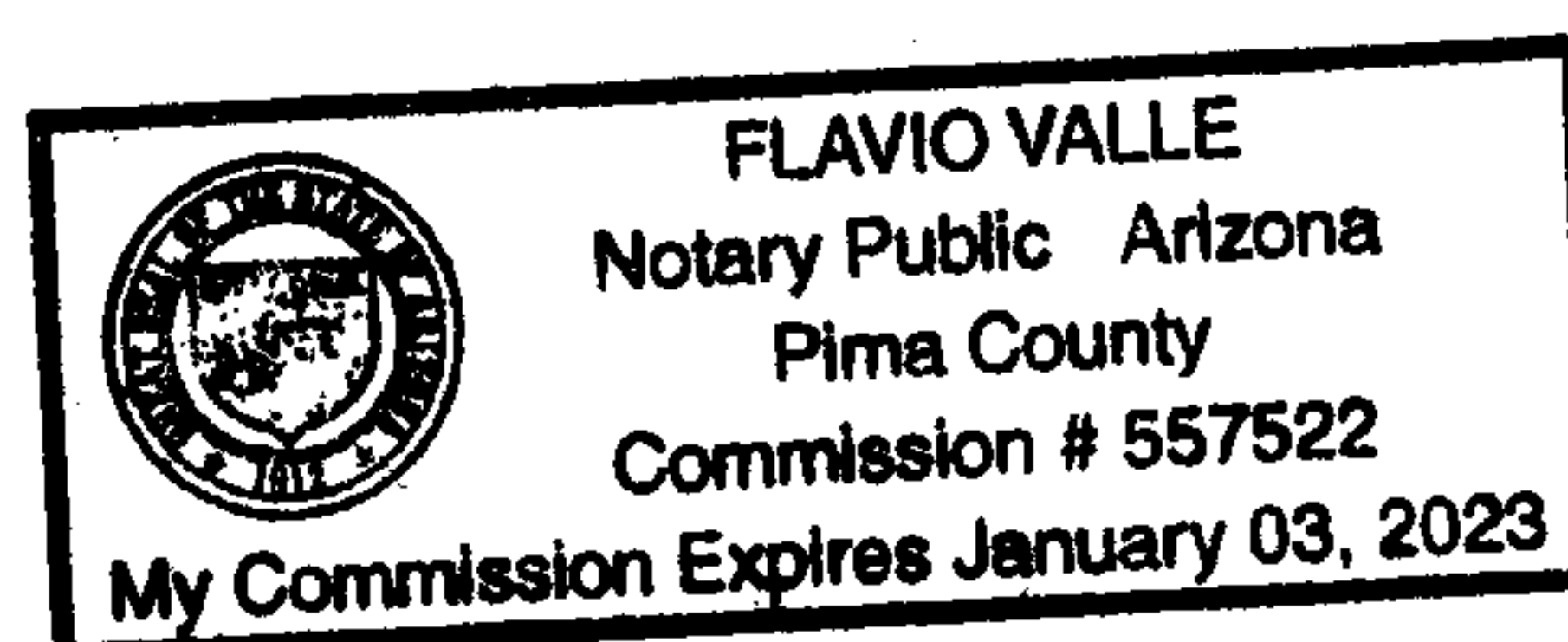
STATE OF ARIZONA
COUNTY OF PIMA

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Peter P. Bibbo and Marilyn F. Chiaramonte ~~A/K/A Marilyn Chiaramonte-Bibbo~~ , whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20 day of DEC, 2021.


Notary Public

Print Name: FLAVIO VALLE
My commission expires: 1/3/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 1253, ACCORDING TO THE MAP OF HIGHLAND LAKES, 12TH SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND AMENDED IN INSTRUMENT NO. 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 12TH SECTOR, PHASE III, RECORDED AS INSTRUMENT NO. 20040510000244590, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SUBJECT TO:

1. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY.

2. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.

3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.

4. RESTRICTINS APPEARING OF RECORD IN INSTRUMENT NO. 1994-7111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT NO. 1999-31095 ALONG WITH THE SUPPLEMENTAL COVENANTS AS RECORDED IN INSTRUMENT NO. 1999-43196; ALONG WITH ARTICLES OF INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 9402/3947, BUT DELETING ANY RESTRICTINS BASED ON RACE OR CLORO, CREED OR NATIONAL ORIGIN.

5. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD, AND HIGHLAND LAKES DEVELOPMENT, LTD., PROVIDING FOR EASEMENTS, USE BY OTHERS AND MAINTENANCE OF LAKE PROPERTY DESCRIBED WITH INSTRUMENT NO. 1993-15705.

6. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD. TO HIGHLAND LAKES PROPERTIES, LTD, RECORDED AS INSTRUMENT NO. 1993-15704, IN SAID PROBATE COURT.

7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY.

8. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARDS, AS RECORDED IN INSTRUMENT NO. 1997-4027 AND INSTRUMENT NO. 1996-25667.

9. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS AS APPLICABLE AS SET OUT IN AND AS REFERENCED IN INSTRUMENT NO. 20040518000262950.

10. DECLARATION OF COENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, AS RECORDED IN INSTRUMENT NO. 200405 10000244590.

11. SHELBY CABLE AGREEMENT AS SET OUT IN 1997-33476, IN SAID PROBATE OFFICE.

BEING THE SAME PROPERTY CONVEYED FROM THOMAS OHM AND DEBORAH OHM, HUSBAND AND WIFE TO PETER P. BIBBO AND MARILYN CHIARAMONTE BIBBO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 20110207000042050, DATED 01/28/2011 RECORDED 02/07/2011, IN SHELBY COUNTY RECORDS.

PARCEL ID NUMBER: 09 2 09 0 005 053.000

PROPERTY COMMONLY KNOWN AS: 2020 BLUESTONE CIR, BIRMINGHAM, AL 35242

Real Estate Sales Validation Form**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1****Grantor's Name**Peter P. Bibbo and Marilyn F. Chiaramonte
A/K/A Marilyn Chiaramonte Bibbo**Mailing Address**

2020 Bluestone Cir, Birmingham, AL 35242

Grantee's NamePeter P. Bibbo and Marilyn F. Chiaramonte, Trustees, or their
successors in Trust, under The Chiaramonte-Bibbo Living
Trust, dated July 15, 2016**Mailing Address**

2020 Bluestone Cir, Birmingham, AL 35242

Property Address

2020 Bluestone Cir, Birmingham, AL 35242

Date of Sale

12/20/2021

Total Purchase Price

\$ 1.00

or

Actual Value

\$

or

Assessor's Market Value \$459,900.00Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 08:46:16 AM
S495.00 JOANN
20220104000000530

Alli S. Byrd

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☐ 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 12/20/2021

Print James Quigley

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one