

Shelby County, AL 11/04/2022
State of Alabama
Deed Tax: \$159.00



20221104000414930 2/3 \$187.00
Shelby Cnty Judge of Probate, AL
11/04/2022 01:59:38 PM FILED/CERT

IN WITNESS WHEREOF, Sarina Renee Davis (now known as Sarina Davis Ruggiero), Grantor,
has hereunto set her hand and seal this 3rd day of November, 2022.



STATE OF ALABAMA)
SHELBY COUNTY)

Sarina Davis Ruggiero (Seal)
SARINA RENEE DAVIS (now known as
Sarina Davis Ruggiero),
a married woman, Grantor

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarina Renee Davis (now known as Sarina Davis Ruggiero), a married man, 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 and official seal this 3rd day of November, 2022.

Margaret Elizabeth Lane
NOTARY PUBLIC
M.C.E.: April 19, 2026

Real Estate Sales Validation Form

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

Grantor's Name Sarina Ruggiero
Mailing Address 6050 English Village Ln
Birmingham, AL 35242

Grantee's Name Christian Free
Mailing Address 143 Canyon Trail
Pelham, AL 35124
djd

Property Address 143 Canyon Trail
Pelham, AL 35124

Date of Sale 11/3/2022

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

\$ 159,000.00

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 (previous)

☐ Closing Statement

☐ Appraisal

☐ Other

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 11/3/2022

Print Sarina Ruggiero

Sign Sarina Ruggiero

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1