

20221104000414930 1/3 \$187.00 Shelby Cnty Judge of Probate, AL 11/04/2022 01:59:38 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Robert C. Keller, Attorney
315 Gadsden Highway, Suite D
Birmingham, Alabama 35235

SEND TAX NOTICE TO: Christian H. Free 143 Canyon Trail Pelham, AL 35124

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA)	QUITCLAIM DEED
SHELBY COUNTY)	Joint Tenants with Rights of Survivorship

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Sarina Renee Davis (now known as Sarina Davis Ruggiero, a married woman (herein referred to as Grantor), whose address is 6050 English Village Lane, Birmingham, AL 35242, do grant, bargain, sell and convey unto Sarina Davis Ruggiero, a married woman, and Christian H. Free, an unmarried man (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, the address of which is 143 Canyon Trail, Pelham, AL 35124, to-wit:

Lot 33, according to the Survey of Parkview Townhomes Plat No. 1 Corrected, as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.

The herein described property does not constitute the homestead of the Grantor nor that of her spouse. The herein described property does constitute the homestead of the Grantee, Christian H. Free.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$119,250.00 executed by the Grantor and recorded in the Probate Court of Shelby County, Alabama at Instrument Number 20200630000269190.

No survey was provided. No title examination was performed. No tax advice was given.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right os survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by her, and that she shall warrant and defend same against the lawful claims and demands of all persons claiming by, through, or under her, but against none other.

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

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day of the following of the fill and sear this 310 day of the fill and sea	SARINA RENEE DAVIS (now known as Sarina Davis Ruggiero), a married woman, Grantor
I, the undersigned, a Notary Public in and for sa Renee Davis (now known as Sarina Davis Ruggiero), a notary encouverance, and who is known to me, acknowledged be contents of the conveyance, she, executed the same volume.	refore me on this day that being informed of the
Given under my hand and official seal this 312	day of November, 2022. Magazet Elizaboth Jane NOTARY PUBLIC M.C.E.: April 19, 2020.

Real Estate Sales Validation Form

This	Document must be filed in acc	cordance wi	th Code of Alaba	ma 1975 Section 40	22 4
Grantor's Name	Sarina Rugaier Leoso English V Birming ham, Al	illaga i	Grantee's N	lame Chcistian disconding Pelham	, Fce o
Property Address	143 Canyon Tra Pelhan, AL 39	5124 To	Date of otal Purchase I or tual Value	· • • • • • • • • • • • • • • • • • • •	<u> </u>
•		Asses	or ssor's Market V	alue <u>\$</u>	
The purchase price evidence: (check or Bill of Sale Sales Contract Closing Statem	•	mentary ev	idence is not re praisal	in the following do	cumentary
If the conveyance dabove, the filing of t	ocument presented for rechis form is not required.	ordation co	ontains all of th	e required informa	tion referenced
Grantor's name and to property and their	mailing address - provide current mailing address.	Instruction the name		r persons conveyir	ng interest
Grantee's name and to property is being	d mailing address - provide conveyed.	the name	of the person of	or persons to whom	ı interest
Property address - t	he physical address of the	property b	eing conveyed	, if available.	
Date of Sale - the da	ate on which interest to the	property v	vas conveyed.		
Total purchase price being conveyed by t	e - the total amount paid for he instrument offered for re	r the purch ecord.	ase of the prop	erty, both real and	personal,
conveyed by the mist	property is not being sold, frument offered for record. If the assessor's current ma	I his may b	oe evidenced b	erty, both real and y an appraisal con	personal, being ducted by a
esponsibility of valu	d and the value must be determined and the value must be determined valuation, of the property taing property for property tains and 1975 § 40-22-1 (as determ x purposes	lined by the loc	al official charged	with the
documents. I fulfiller un	f my knowledge and belief derstand that any false sta ed in <u>Code of Alabama 19</u>	atements cl	laimed on this t	ained in this docum	ent is true and the imposition
Date 11/3/2022		Print	Sacina	Bugaiero	
Unattested			` `	ntee/Owner/Agent)	

Form RT-1

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