


PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This instrument was prepared by:  
Jack T. Carney, Jr.  
Carney Dye, LLC  
3500 Colonnade Parkway, Suite 100  
Birmingham, Alabama 35243

SEND TAX NOTICE TO:  
Angelo and Ella DiGuglielmo  
3069 Arbor Bend  
Birmingham, Alabama 35244

**QUITCLAIM DEED**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     ).

  
20221228000460520 1/3 \$432.00  
Shelby Cnty Judge of Probate, AL  
12/28/2022 09:27:48 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUABLE CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Angelo Eugene DiGuglielmo, a married man, and Ella Kay DiGuglielmo, a married woman**, (herein referred to as "GRANTOR"), do hereby remise, release, quitclaim, grant, sell and convey unto **Angela A. Boor and Daniel E. DiGuglielmo, as Trustee of the DiGuglielmo Irrevocable Management Trust Agreement dated the 30<sup>th</sup> day of November, 2022** (herein referred to as "GRANTEE"), all our rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to wit:

LOT 104 ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE IV AS RECORDED IN MAP BOOK 35, PAGE 52 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

NO TITLE OPINION GIVEN.

Shelby County, AL 12/28/2022  
State of Alabama  
Deed Tax: \$404.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30<sup>th</sup> day of November, 2022.

GRANTOR:

Angelo Eugene DiGuglielmo  
Angelo Eugene DiGuglielmo

GRANTOR:

Ella Kay DiGuglielmo  
Ella Kay DiGuglielmo

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Angelo Eugene DiGuglielmo, a married man, and Ella Kay DiGuglielmo, a married woman,** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30<sup>th</sup> day of November, 2022.

Trinity Brown  
NOTARY PUBLIC  
My Commission Expires: 07/25/2024





20221228000460520 3/3 \$432.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Angelo Eugene and Ella Kay DiGuglielmo  
Mailing Address 3069 Arbor Bend  
Birmingham, AL 35244

Grantee's Name Angela A. Boor and Daniel E. DiGuglielmo, Trustees  
Mailing Address 3511 Tanglecreek Cir  
Vestavia, AL 35243

Property Address 3069 Arbor Bend  
Birmingham, AL 35244

Date of Sale 11/30/2022  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$403,700

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 tax assessor's market value

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 12/20/2022

Print Jack T. Carney

☐ Unattested  
  
(verified by)

Sign Jack T. Carney  
(Grantor/Grantee/Owner/Agent) circle one