

20230206000029980
02/06/2023 10:29:24 AM
QCDEED 1/5

File Number: ORG-381003

This instrument prepared by: George M. Vaughn, Esq., 8940 Main Street, Clarence, NY 14031,
866-333-3081.

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104170001003007 and 104140001003007

QUITCLAIM DEED

James J. Crapia and Julie S. Crapia, now divorced and not remarried, hereinafter grantors, whose tax-mailing address is **James J. Crapia: 2009 Kirkman Drive, Birmingham, AL 35242 / Julie S. Crapia: 4748 VINTAGE LANE, BIRMINGHAM, AL 35244** for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Julie S. Crapia**, a single woman, hereinafter grantee, whose tax mailing address is **4748 VINTAGE LANE, BIRMINGHAM, AL 35244**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate, situated in Shelby County, Alabama, to-wit:
Lot 6, according to the Survey of Cahaba Pointe Addition to Wine Ridge, as recorded in Map Book 12, Page 97, in the Probate Office of Shelby County, Alabama, and Map Book 157 Page 80, in the Probate Office of Jefferson County, Alabama.

Being the same premises conveyed from Alan F. Zuniga and wife, Shannon H. Zuniga to James J. Crapia and Julie S. Crapia in a deed dated 05/29/1996 and recorded date 05/30/1996 in Instrument Number 1996-17455 of the official records.

APN: 104170001003007 and 104140001003007

Property Address is: 4748 VINTAGE LANE, BIRMINGHAM, AL 35244

Prior instrument reference: 1996-17455

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

Executed by the undersigned on 10 - 11, 2022:

Julie S. Crapia
Julie S. Crapia

STATE OF Alabama
COUNTY OF Shelby
Kelly T. Correll

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Julie S. Crapia** 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 11 day of Oct., 2022

Kelly T. Correll
Notary Public

KELLY T. CORRELL
NOTARY PUBLIC
STATE OF ALABAMA

Executed by the undersigned on September 20th 22:

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in Shelby County Circuit Court, Case Number: 58-DR-2022-900141.00 relating to subject premises. James J. Crapia acknowledges that no money or other consideration is owed to him/her for this real property.

James J. Crapia
James J. Crapia

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **James J. Crapia** 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 20th day of September 20 22

Chelsi S. Lucas
Notary Public, Alabama State at Large
My Commision Expires 11/01/2022

Chelsi S. Lucas
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 James J. Crapia and Julie S. Crapia
Mailing Address 4748 VINTAGE LANE,
 BIRMINGHAM, AL 35244

Grantee's Name Julie S. Crapia
Mailing Address 4748 VINTAGE LANE,
 BIRMINGHAM, AL 35244

Property Address 4748 VINTAGE LANE,
 BIRMINGHAM, AL 35244

Date of Sale 10-11-22
Total Purchase Price 1.00
 or
Actual Value \$
 or
Assessor's Market Value \$ 137,500.00

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
☐ 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 10-11-2022

Print Julie S. Crapia

Unattested

Sign Julie S. Crapia

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/06/2023 10:29:24 AM
 \$171.50 JOANN
 20230206000029980

Allen S. Bezel