

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

This document prepared by:)	Send tax notice to:
John Braxton Owen, Attorney)	Catherine Jo Goldstein
3500 Colonnade Pkwy, Ste 100)	3324 Monte Doro Drive
Birmingham, Alabama 35243)	Hoover, Alabama 35216
(205) 802-0696)	
)	
)	
STATE OF ALABAMA)	
SHELBY COUNTY)	20230316000073020 1/8 \$183.50 Shelby Cnty Judge of Probate, AL 03/16/2023 12:24:41 PM FILED/CERT

- Above This Line Reserved for Official Use -

HEIR DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **Catherine Jo Goldstein, a married woman, and Carmelo Joseph Apicella, an unmarried man, who are heirs-at-law of Vincent Salvador Apicella, deceased**, hereinafter referred to as "Grantors," do hereby grant, bargain, sell, and convey unto **Catherine Jo Goldstein and Carmelo Joseph Apicella** as tenants in common, hereinafter referred to as "Grantees," all of their right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all rights, tenements, easements and appurtenances appurtenant and belonging to the Property.

The Property is conveyed subject to all exceptions of record, including the following: a) easements, rights of way, covenants, setback lines and reservations of record; b) mining and mineral rights; and c) taxes for the year 2023 and subsequent years not yet due and payable.

Grantors are all of the heirs-at-law of Vincent Salvador Apicella, deceased. Vincent Salvador Apicella died on August 1, 2020.

The affidavits of Mark Globetti and Melissa Globetti are recorded simultaneously herewith which said affidavits describe the heirship of the decedent.

This deed was prepared without the benefit of a title search.

Shelby County, AL 03/16/2023
State of Alabama
Deed Tax: \$140.50



20230316000073020 2/8 \$183.50
Shelby Cnty Judge of Probate, AL
03/16/2023 12:24:41 PM FILED/CERT

The Property is neither the homestead of Grantors nor of Grantors' spouses.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and the Grantor's heir, executors and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 27th day of February, 2023.

GRANTOR:

Catherine Jo Goldstein
Catherine Jo Goldstein



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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

COUNTY OF Jefferson)

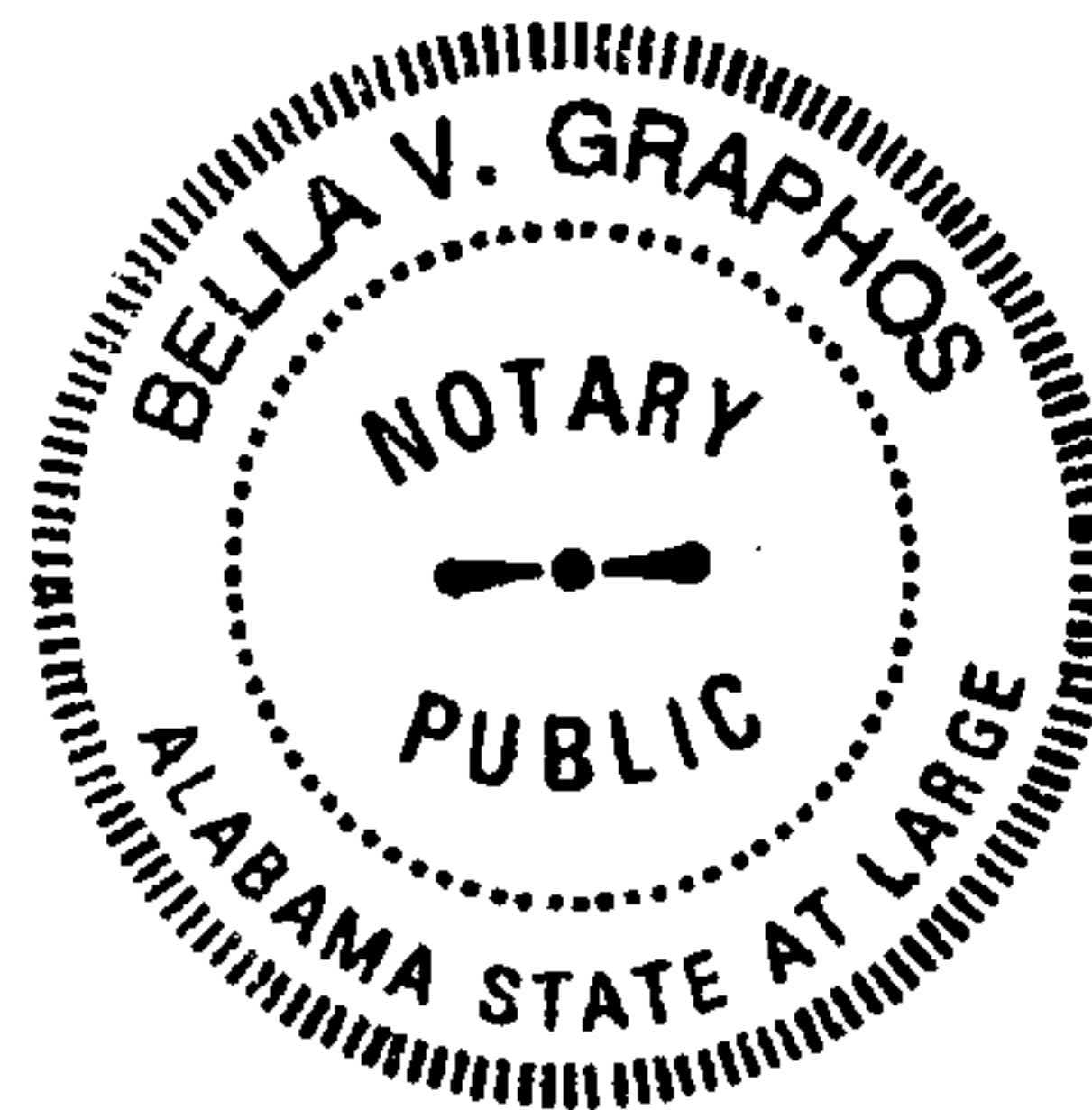
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine Jo Goldstein, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this the 24th day of February 2023.

Bella V. Graphos

Notary Public

My Commission Expires: 09.06.2023



GRANTOR:

Carmelo Joseph Apicella
Carmelo Joseph Apicella



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STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carmelo Joseph Apicella, an unmarried 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, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal, this the 24th day of February, 2023.

Bella V. Graphos
Notary Public
My Commission Expires: 09.06.2023

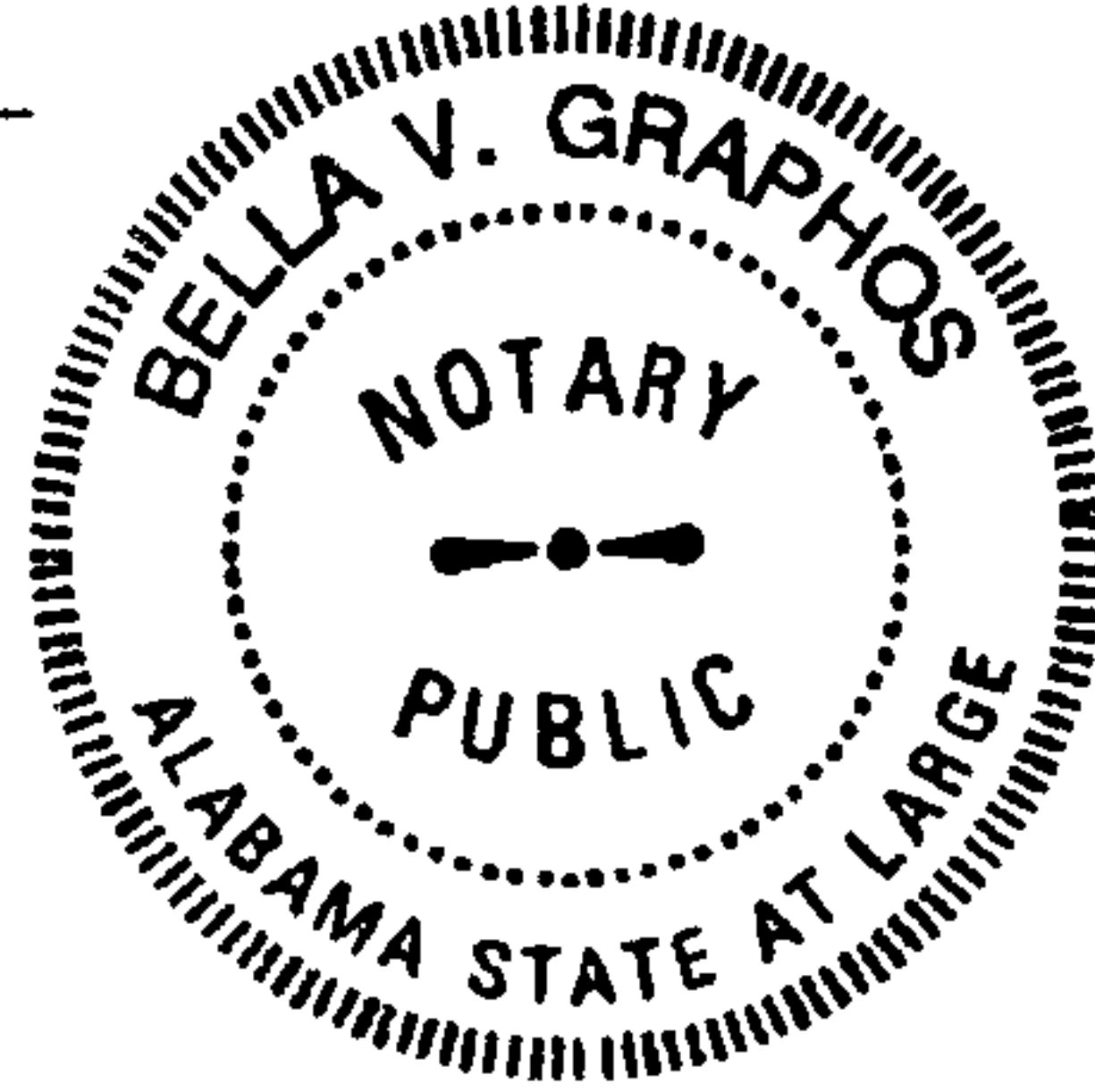




EXHIBIT A

20230316000073020 5/8 \$183.50
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Lot 40-A, according to the Resurvey of Lots 40 and 41, of Ashley Brook, as recorded in Map Book 26, Page 25, in the Probate Office of Shelby County, Alabama.

HEIRSHIP AFFIDAVIT



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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, personally appeared Mark Globetti, a resident of Jefferson County, Alabama, over the age of nineteen (19) years and deposes and says the following:

My name is Mark Globetti. I reside at 769 Shades Crest Rd. in the City of Hoover, Jefferson County, Alabama. I was personally acquainted with Vincent Salvador Apicella (the "Decedent"), who died on August 1, 2020. At the time of his death, the Decedent was a resident of Shelby County, Alabama.

I am acquainted with the Decedent and his family and know of my own personal knowledge that he was survived by his children Catherine Jo Goldstein and Carmelo Joseph Apicella. All are living, competent, and over the age of nineteen years. They reside in Jefferson County, Alabama. I am not related to the Decedent or any of the next of kin, either by blood or marriage.

I have been informed that this Affidavit may be recorded in the Probate Court of Shelby County, Alabama, as evidence of the status of the heirs-at-law of the Decedent. I have no objection to this Affidavit being so recorded.

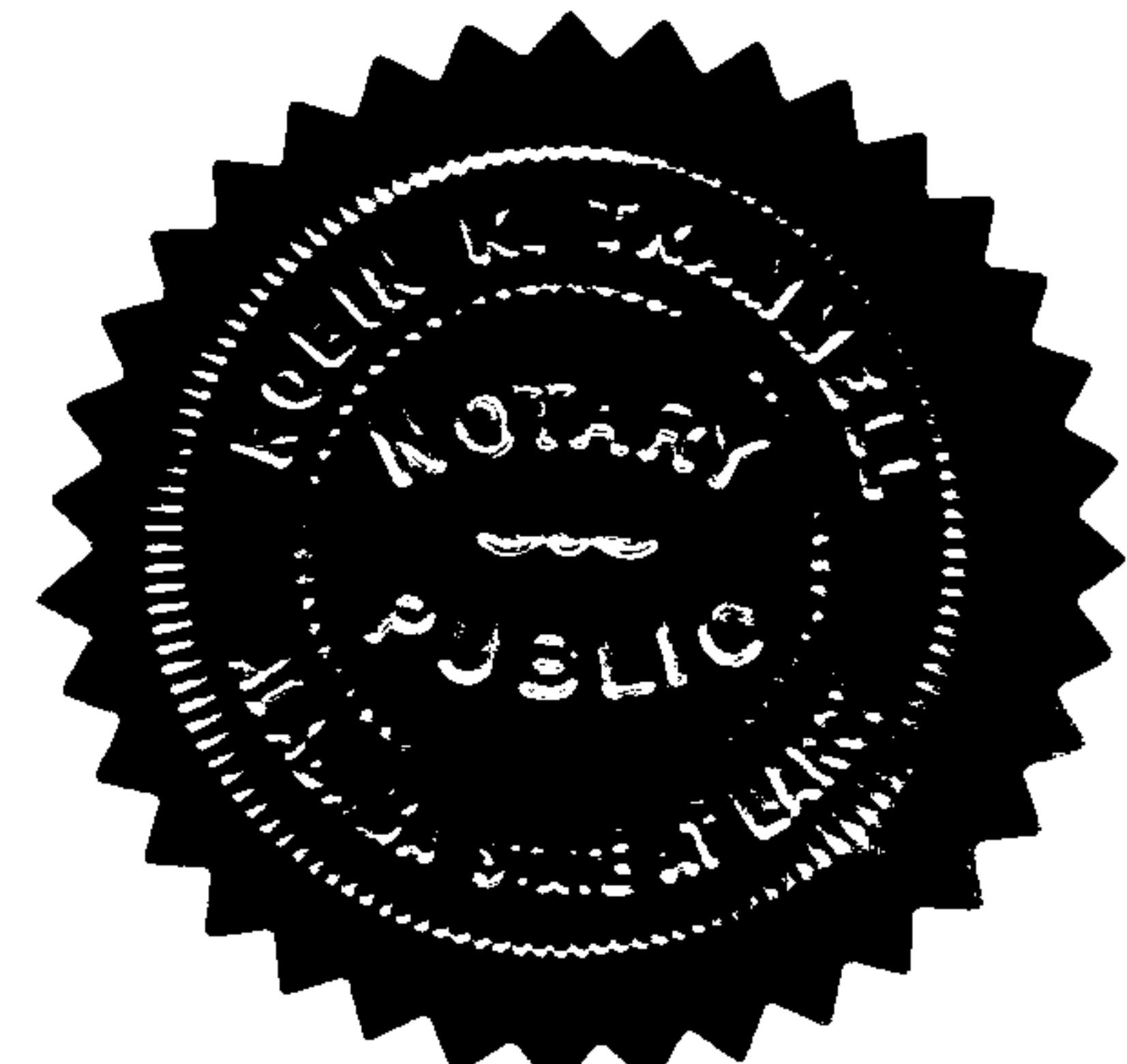
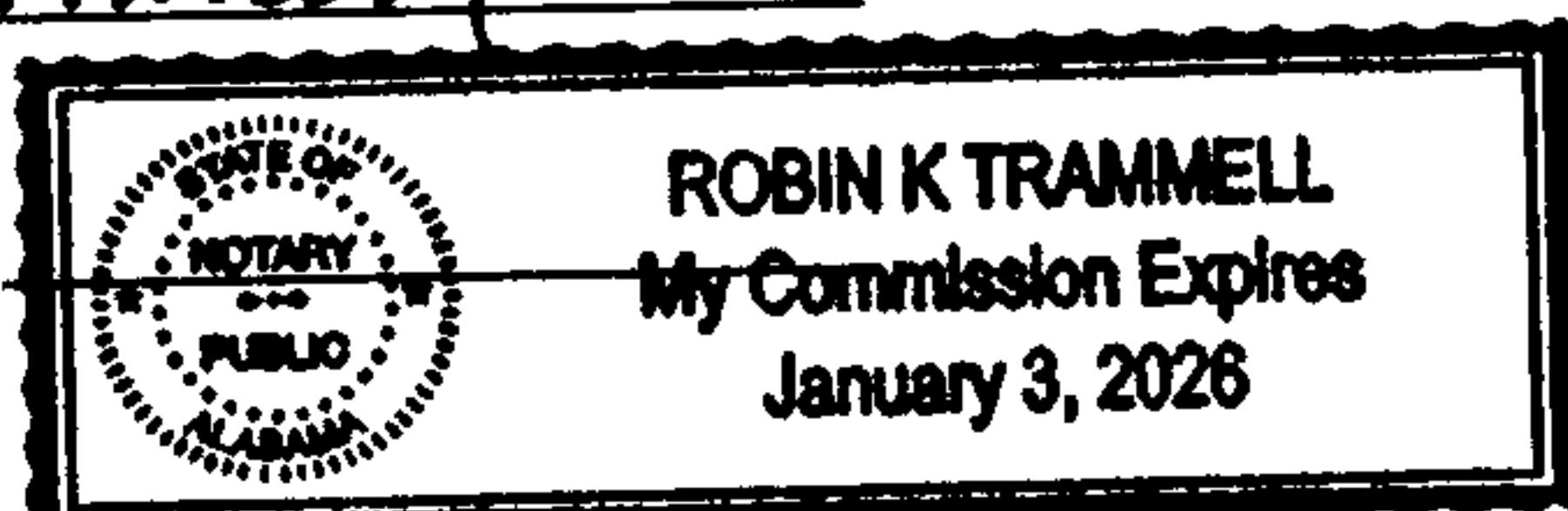
Done this 10 day of January, 2023.

Mark Globetti,
_____, Affiant

Sworn to and subscribed before
me this 10th day of JANUARY, 2023.

Robin K Trammell
Notary Public

My Commission Expires:



HEIRSHIP AFFIDAVIT

20230316000073020 7/8 \$183.50
Shelby Cnty Judge of Probate, AL
03/16/2023 12:24:41 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, personally appeared Melissa Globetti, a resident of Jefferson County, Alabama, over the age of nineteen (19) years and deposes and says the following:

My name is Melissa Globetti I reside at 769 Shades Crest Road in the City of Hcover Jefferson County, Alabama. I was personally acquainted with Vincent Salvador Apicella (the "Decedent"), who died on August 1, 2020. At the time of his death, the Decedent was a resident of Shelby County, Alabama.

I am acquainted with the Decedent and his family and know of my own personal knowledge that he was survived by his children Catherine Jo Goldstein and Carmelo Joseph Apicella. All are living, competent, and over the age of nineteen years. They reside in Jefferson County, Alabama. I am not related to the Decedent or any of the next of kin, either by blood or marriage.

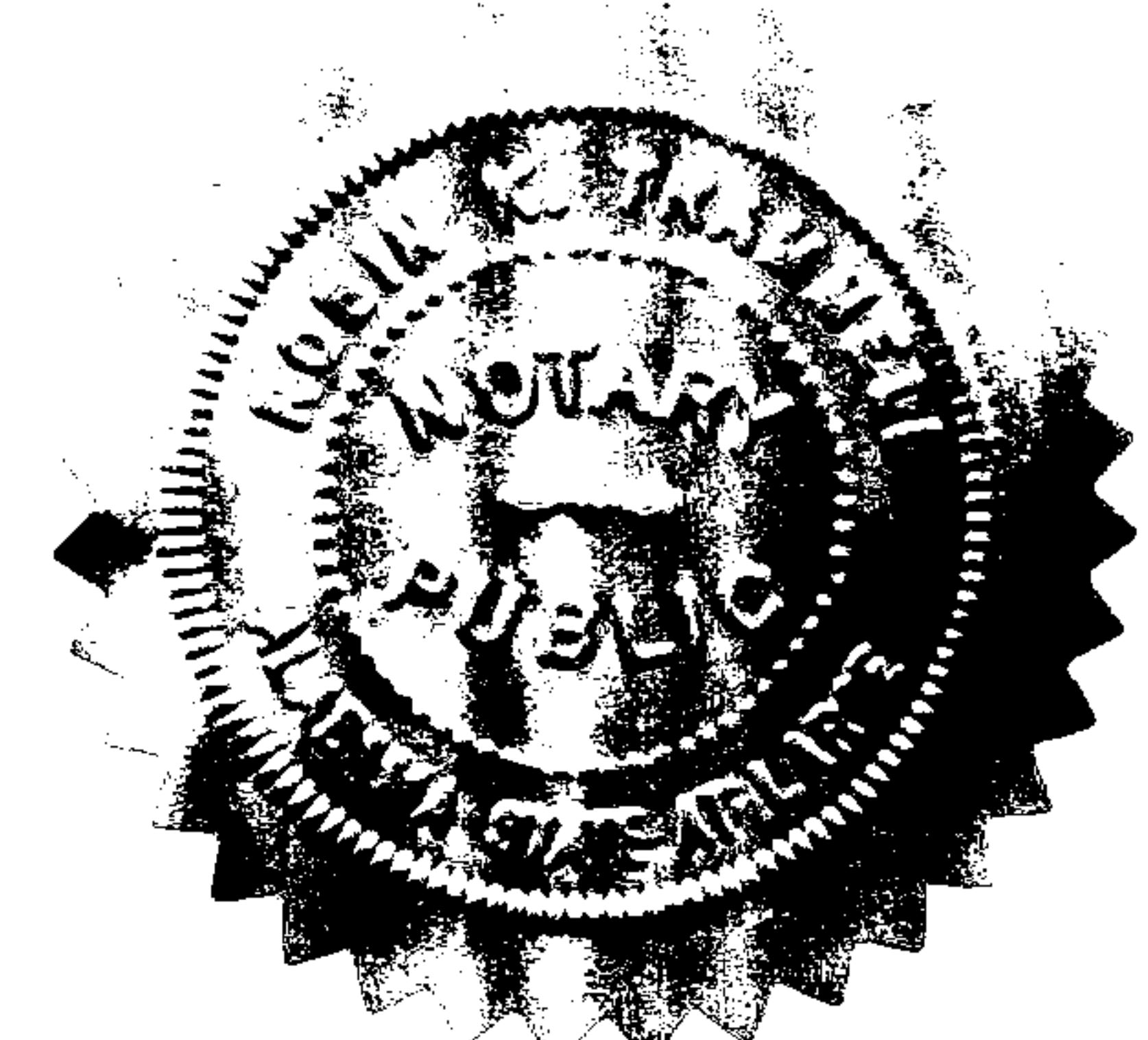
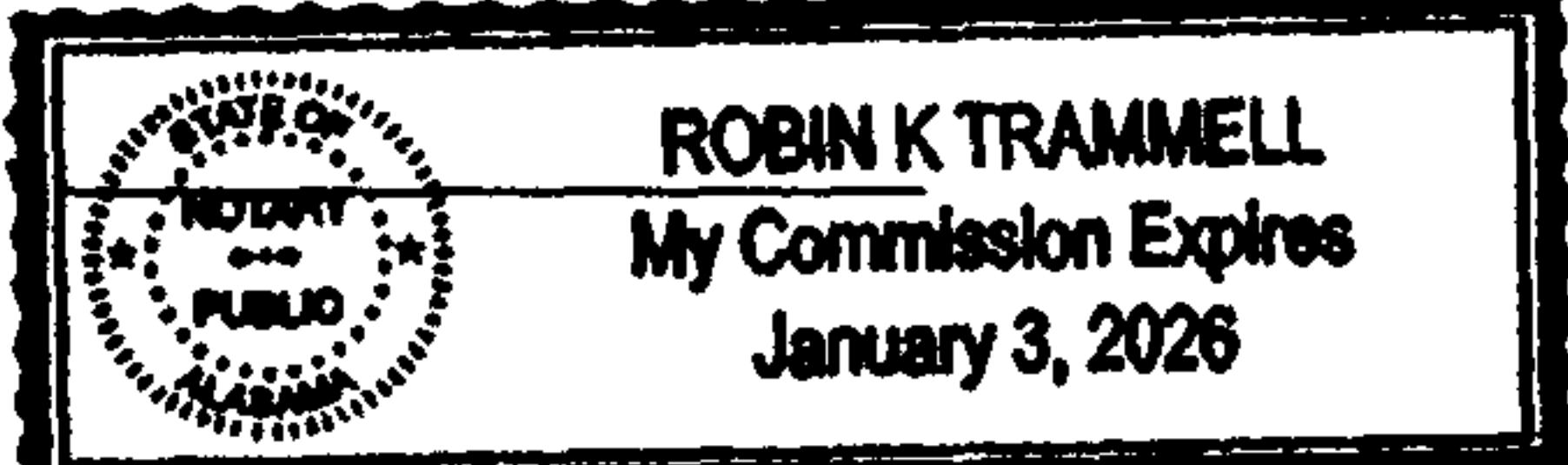
I have been informed that this Affidavit may be recorded in the Probate Court of Shelby County, Alabama, as evidence of the status of the heirs-at-law of the Decedent. I have no objection to this Affidavit being so recorded.

Done this 10th day of January, 2023

Melissa Globetti, Affiant

Sworn to and subscribed before
me this 10th day of JANUARY, 2023.

Robin K Trammell
Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

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Shelby Cnty Judge of Probate, AL
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Grantor's Name Catherine Jo Goldstein & Carmelo Joseph Apicella
Mailing Address 3324 Monte Doro Drive
Hoover, AL 35216

Grantee's Name Catherine Jo Goldstein & Carmelo Joseph Apicella
Mailing Address 3324 Monte Doro Drive
Hoover, AL 35216

Property Address 4008 Virginia Lane
Helena, AL 35080

Date of Sale February 27, 2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 140,300.00

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 Tax Assessor's Valuation

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).

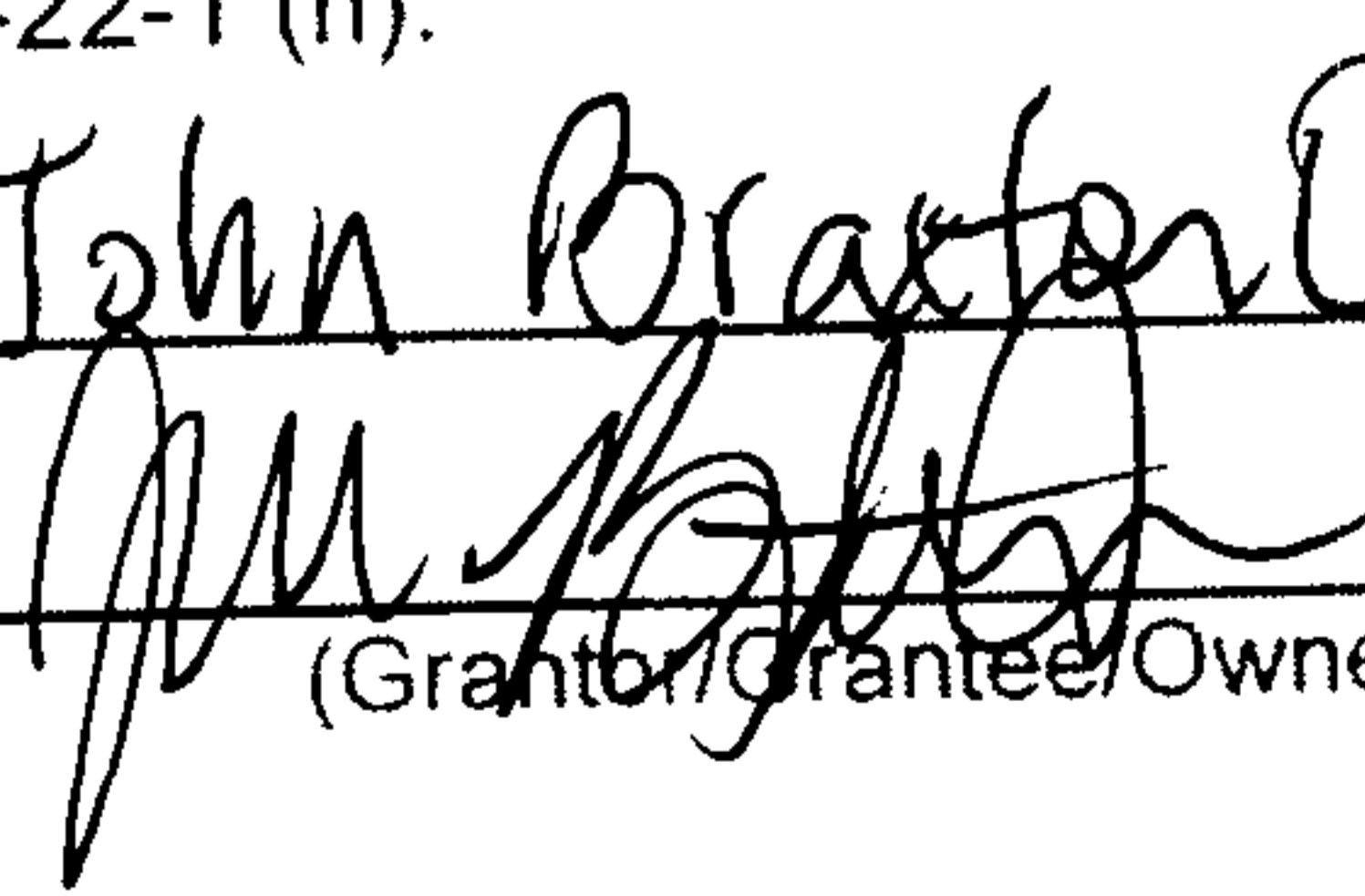
Date 3-3-2023

Print

John Braxton Owen

Unattested

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1