



20230619000182040 1/3 \$147.00
Shelby Cnty Judge of Probate, AL
06/19/2023 10:11:18 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Rush Law Firm LLC
P.O. Box 1591
Columbiana, Alabama 35051

Phyllis M. Tortorici and Joseph P. Tortorici
36 Lay Low Cover
Shelby, Alabama 35143

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, **PHYLLIS M. TORTORICI**, (hereinafter referred to as GRANTOR), a married woman, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **PHYLLIS M. TORTORICI**, a married woman, and **JOSEPH P. TORTORICI**, a married man, (hereinafter referred to as "GRANTEES") the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
PROPERTY ADDRESS: 36 LAY LOW COVE, SHELBY, ALABAMA 35143.**

**TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES
THERE TO BELONGING OR IN ANY WAY APPERTAINING.**

**SUBJECT TO TAXES FOR 2023 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS,
RIGHTS OF WAY AND PERMITS OF RECORD.**

**THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY
HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE
ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR
IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.**

TO HAVE AND TO HOLD to the said Grantees, and to the Grantees' heir and assigns, in fee simple, forever.

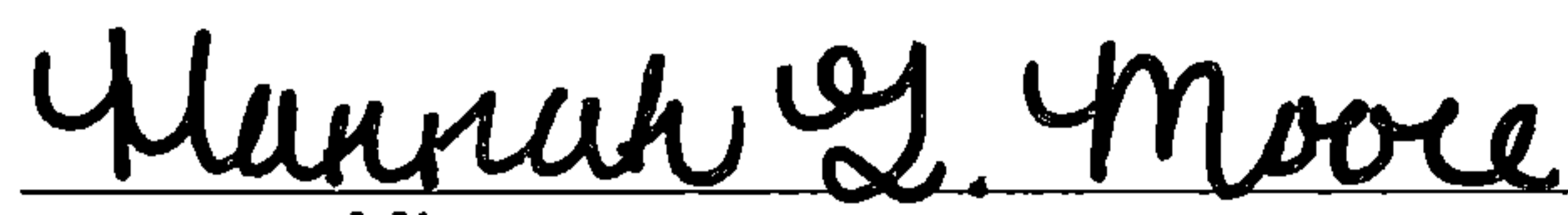
19th IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal this day of June 2023.

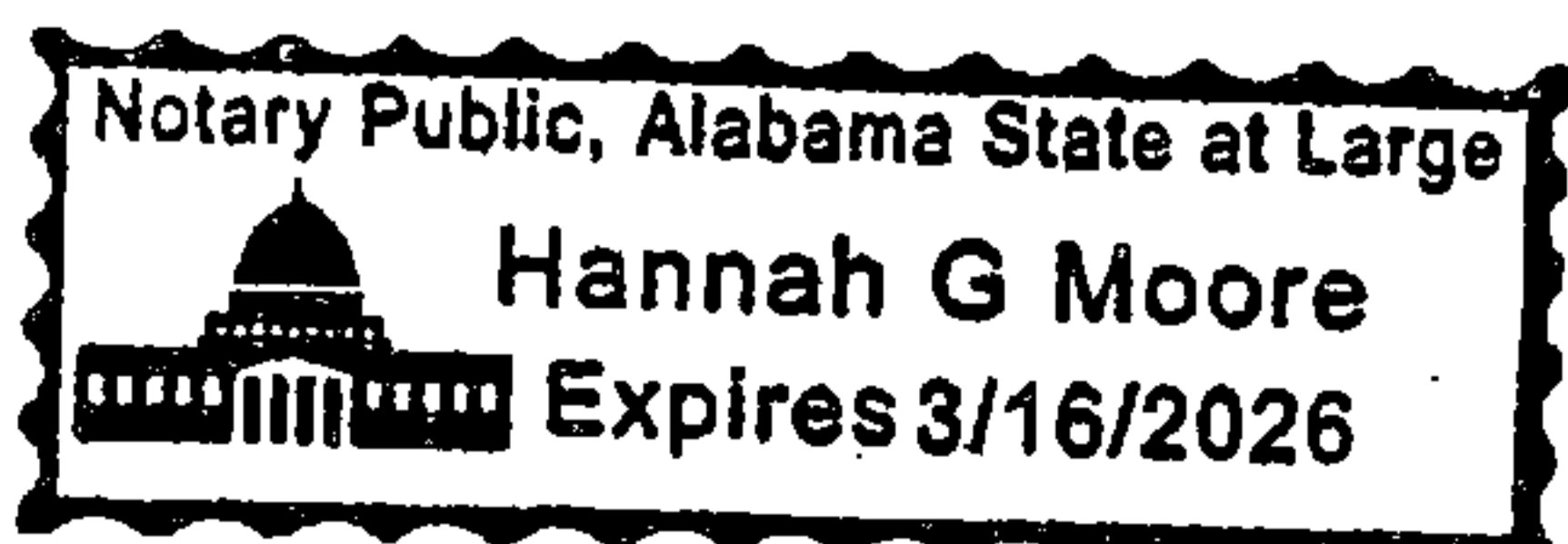
 (SEAL)
PHYLLIS M. TORTORICI

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PHYLLIS M. TORTORICI**, whose name is signed to the foregoing instrument 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.

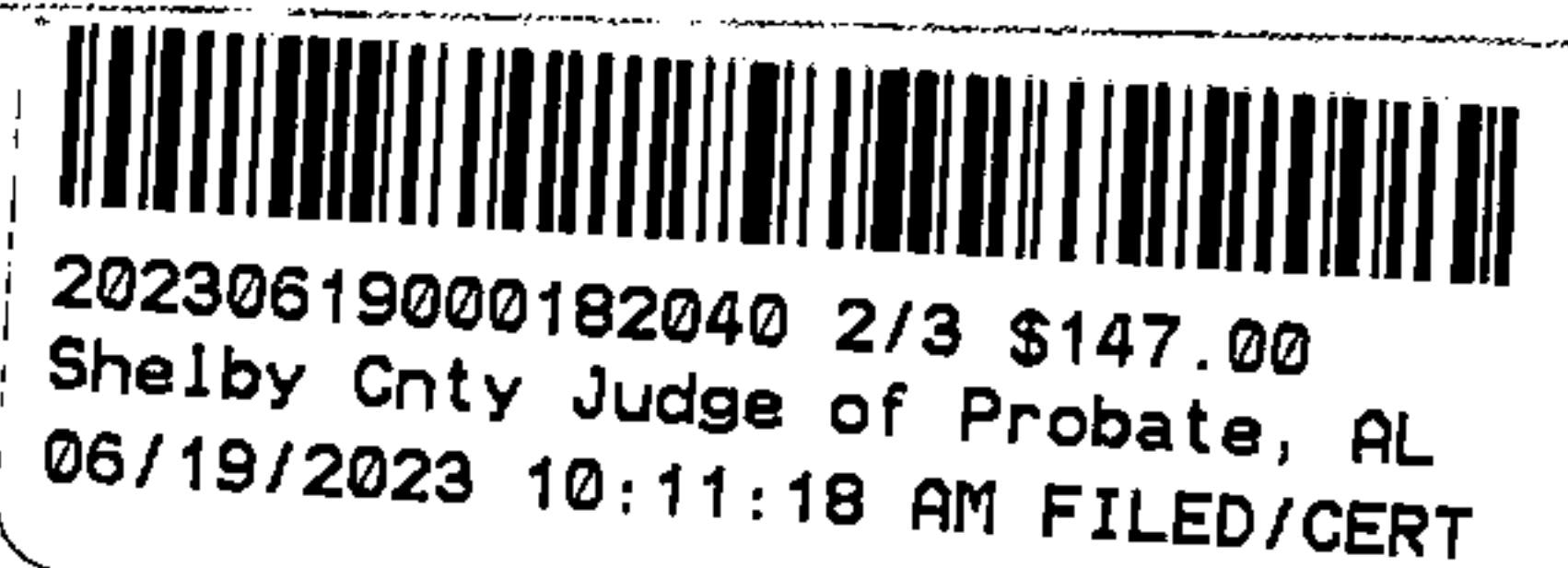
Given under my hand and official seal this 19th day of June 2023.


Notary Public
My commission expires: 3/16/2026



Shelby County, AL 06/19/2023
State of Alabama
Deed Tax: \$119.00

EXHIBIT A



Lots 25 and 26 according to the survey of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28 in the Office of the Judge of Probate of Shelby County, Alabama. Less and except a 25.0 foot strip off the east side of said lots sold to Shelby County, Alabama in Deed Book 256, Page 640. ALSO Lot 27 according to the map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, said lot being more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SE 1/4 Section 34, Township 24 North, Range 15 East and run North 88° 12' East along the North boundary line of said 1/4 - 1/4 Section a distance of 125 feet to a point; run thence South 0° 06' East a distance of 275 feet to the NE corner and the point of beginning of the lot herein described, turn thence an angle of 91° 42' to the right and run a distance of 100 feet, thence turn an angle of 88° 18' to the left and run a distance of 60 ° turn thence an angle of 69° 28' to the left and run a distance of 105.67 feet to the SW corner of Lot #29, turn thence an angle of 110° - 72' to the left and run a distance of 100 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Phyllis M. Tortorici
Mailing Address 36 Lay Low Cove
Shelby, Alabama 35143

Grantee's Name Phyllis M. Tortorici and
Mailing Address Joseph P. Tortorici
36 Lay Low Cove
Shelby, Alabama 35143

Property Address 36 Lay Low Cove
Shelby, Alabama 35143

Date of Sale 06/19/2023
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 118,935.00 (1/2 value per tax assessor's website)

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 Appraisal
 Sales Contract Other Shelby County Tax Assessor's Website
 Closing Statement

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 a

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 06/19/2023

Print Phyllis M. Tortorici

Unattested

Damartha Rush
(verified by)

Sign Phyllis M. Tortorici
(Grantor/Grantee/Owner/Agent) circle one

