



20240205000028720 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
02/05/2024 12:46:04 PM FILED/CERT

This instrument was prepared by:
Stella Tipton, Esq.
Oak Mountain Law, LLC
2363 Lakeside Dr.
Birmingham, AL 35244

Send Tax Notice to:

TITLE NOT EXAMINED

DEED OF DISTRIBUTION BY ESTATE PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **JOSEPHINE M. PILLETERI, MICHELE M. BOYINGTON, ANITA MARINO and MICHAEL MARINO** the receipt in full and sufficiency whereof is acknowledged, the undersigned **ESTATE OF JOSEPH ANTHONY MARINO**, by the Personal Representative, as filed with the Shelby County, Alabama, Probate Court Case Number PR-2023-000502, does grant, bargain, sell, convey and release unto **JOSEPHINE M. PILLETERI, MICHELE M. BOYINGTON, ANITA MARINO and MICHAEL MARINO**, as tenants in common, the following described property, situated in Shelby County, Alabama, to-wit:

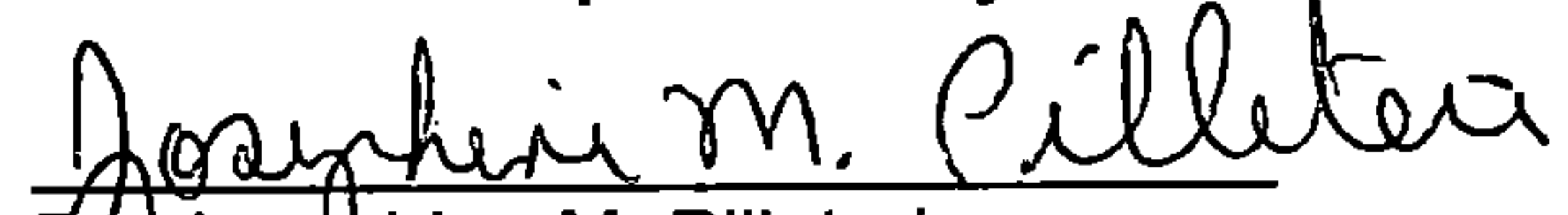
SEE EXHIBIT A ATTACHED HERETO TO BECOME PART HEREOF AS IF FULLY SET OUT HEREIN.

The preparer of this deed makes no representations as to the sufficiency or status of title for the above-described property.

TO HAVE AND TO HOLD Unto the said **JOSEPHINE M. PILLETERI, MICHELE M. BOYINGTON, ANITA MARINO and MICHAEL MARINO**, and his or her heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigned, Personal Representative of the estate of the decedent, has executed this Deed, this 5th day of February 2024.

Estate of Joseph Anthony Marino


By: Josephine M. Pilleteri
Personal Representative

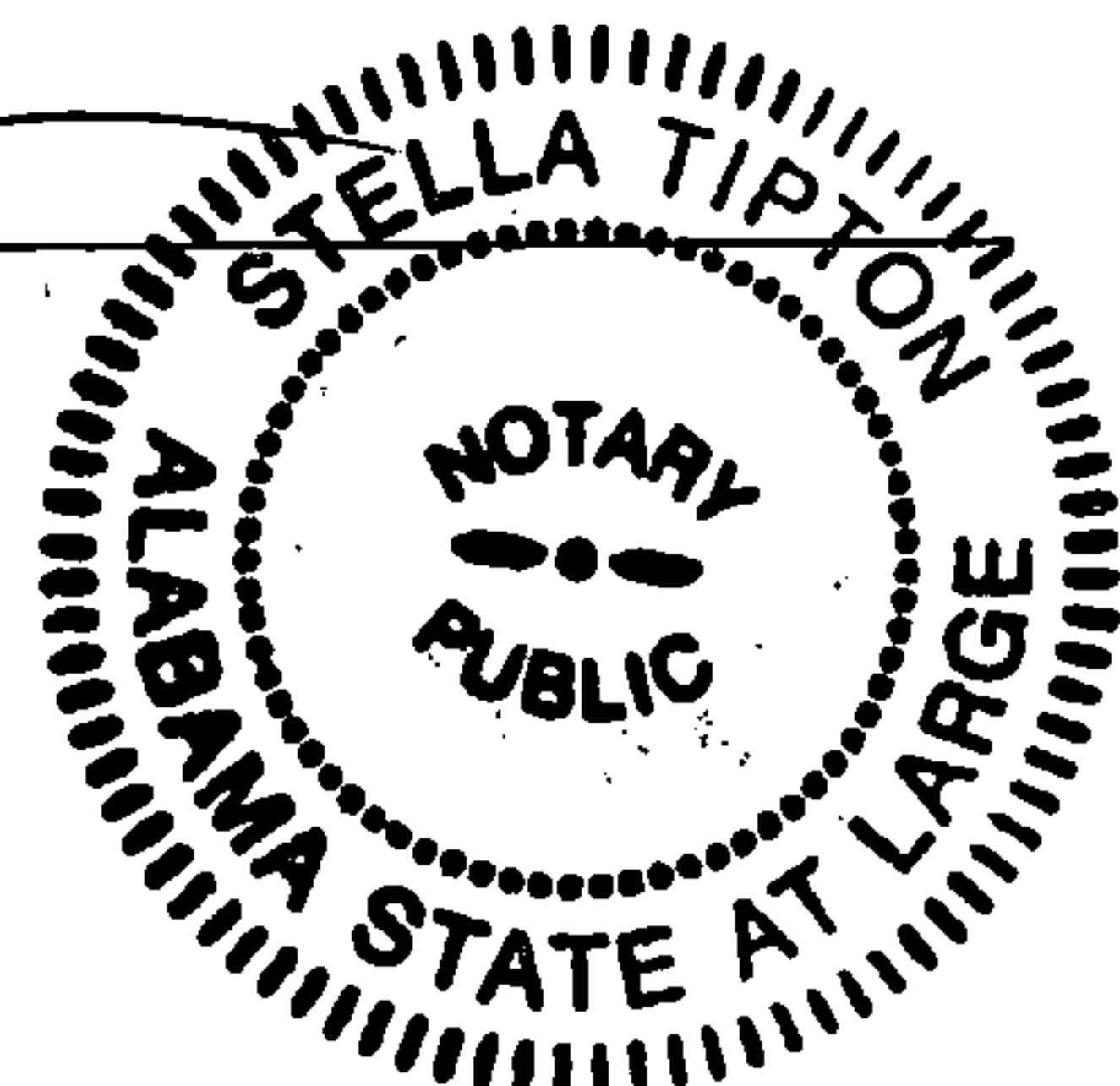
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **JOSEPHINE M. PILLETERI** whose name as Personal Representative 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, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day February 2024.


Notary Public

Commission Expires: 5-16-2027





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EXHIBIT A

The following described real estate, situated in Shelby County, Alabama to-wit:
Property as described – Part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the NW corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, run in a southerly direction along the west line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ for a distance of 1,145.68 feet, to an existing iron pin, being the point of beginning, thence continue along last mentioned course for a distance of 28.45 feet to an existing iron pin; thence turn an angle to the left of 42 12' and run in a southeasterly direction for a distance of 151.74 feet to an existing iron pin; thence turn an angle to the left of 68 21' 20" and run in a northeasterly direction for a distance of 322.56 feet; thence turn an angle to the left of 112 44' 40" and run in a northwesterly direction for a distance of 91.42 feet; thence turn an angle to the right of 38 47' and run in a northerly direction for a distance of 47.69 feet; thence turn an angle to the left of 99 51' 15" and run in a southwesterly direction for a distance of 348.39 feet, more or less, to the point of beginning, containing 1.13 acres, more or less, subject to the right-of-way for an existing road across the northeast end of said property.

Pg. 2: Deed of Distribution from the ESTATE OF JOSEPH ANTHONY MARINO to JOSEPHINE M. PILLETERI, MICHELE M. BOYINGTON, ANITA MARINO and MICHAEL MARINO.



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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 Estate of Joseph Anthony
Mailing Address Marino
8434 Hwy 55
Harpersville, AL 35078

Grantee's Name Josephine M. Pilleteri
Mailing Address 2 Michele Boyington
3 Anita Marino
4 Michael Marino

Property Address 176 New Hope
Mountain Road
Pelham, AL 35124

Date of Sale 2/5/2024
Total Purchase Price \$
or
Actual Value \$469,560.00
or
Assessor's Market Value \$

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 estate distribution deed

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 11/5/2024

Unattested

Print

Sign

Stefany De Graham Hartley

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

① 8434 Hwy 55
Harpersville, AL 35078

(verified by)
② 14041 Hwy 55
Sterrett, AL 35147

③ 1212 Southwind Dr.
Helena, AL 35080

④ 1532
Caribbean Circle
Alabaster, AL 35007