

20250106000004670 1/2 \$232.50
Shelby Cnty Judge of Probate, AL
01/06/2025 09:15:20 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations in hand paid to ANTHONY A. CIBULSKI (hereinafter called the Grantor, the receipt whereof is hereby acknowledged, the Grantor, ANTHONY A. CIBULSKI, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to ANDREA L. CIBULSKI (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 145, according to the Survey of Cambrian Wood Condominium, as recorded in Map Book 6, page 62 in the Probate Office of Shelby County, Alabama, and also as established by Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, with an undivided interest in the common elements a set forth in said Declaration; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Property Address: 145 Cambrian Way, Birmingham, Alabama 35242

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this the 5th day of January, 2025.

Anthony A. Cibulski

Anthony A. Cibulski
Grantor

Shelby County, AL 01/06/2025
State of Alabama
Deed Tax: \$207.50

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGEMENT

I, Kasey M. Carter, a Notary Public in and for said County, in said State, hereby certify that, ANTHONY A. CIBULSKI, 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 on the day the same bears date.

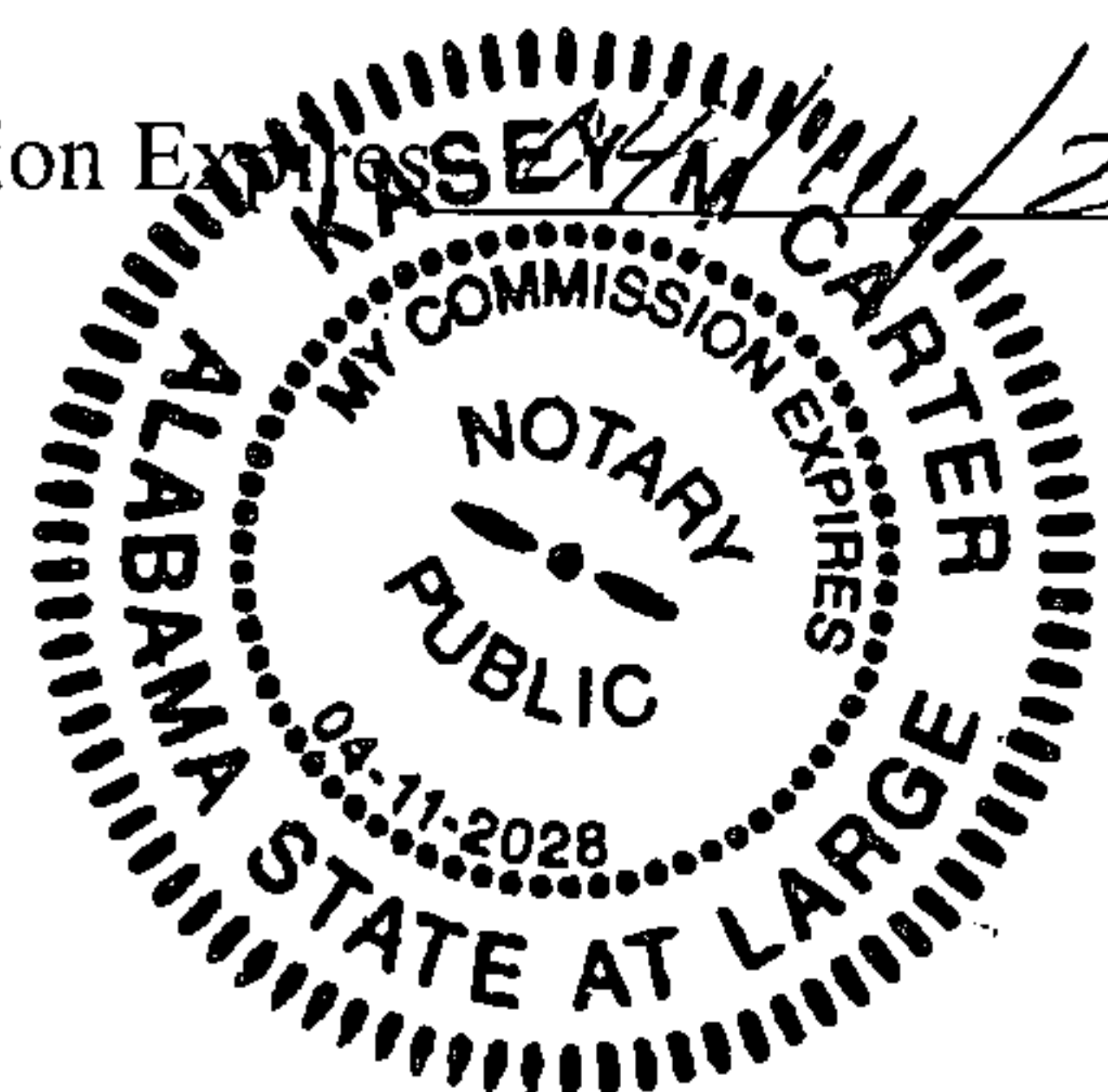
Given under my hand and official seal this 5th day of January, 2025.

Kasey M. Carter

Notary Public

My Commission Expires

This instrument prepared by:
P. Shawn Rumsey, Attorney
Post Office Box 240
Chelsea, Alabama 35043



Real Estate Sales Validation Form

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

Grantor's Name Anthony Cibulski
Mailing Address 145 Cambrian Way
Bham, AL 35242

Grantee's Name Andrea Cibulski
Mailing Address 434 Forestlakes Dr
Steele, AL
35147

Property Address 145 Cambrian Way
Bham, AL
35242

Date of Sale 1/5/24
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 207,200.⁰⁰

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 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 _____

Print

Mary J. Cibulski

Sign

Mary J. Cibulski

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)