



20250827000262800 1/3 \$388.50
Shelby Cnty Judge of Probate, AL
08/27/2025 10:26:37 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

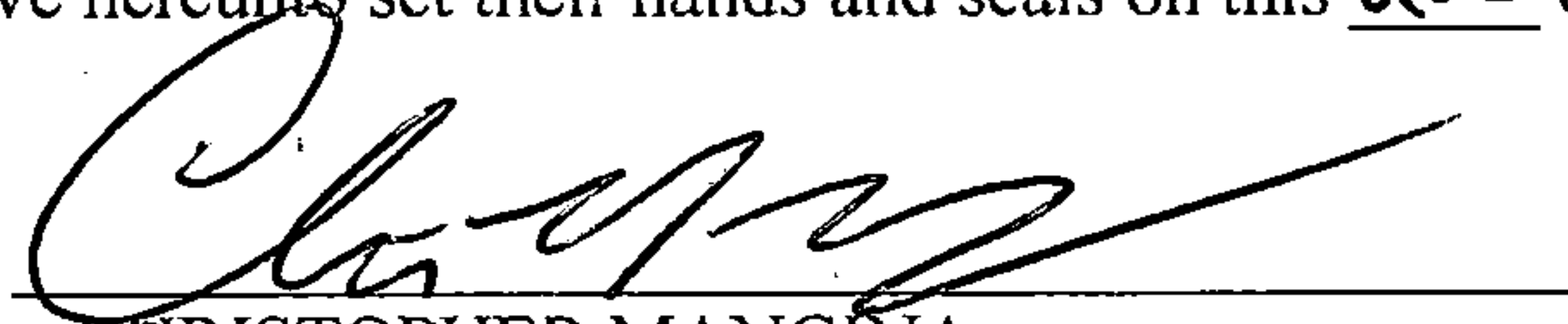

KNOW ALL MEN BY THESE PRESENTS that CHRISTOPHER MANGINA and CATHARINE MANGINA, husband and wife, and joint owners in fee simple of the following described real estate, hereinafter called the GRANTORS, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the said GRANTORS by CHRISTOPHER MICHAEL MANGINA and CATHARINE BROOKE MANGINA as Trustees of the MANGINA FAMILY REVOCABLE LIVING TRUST dated July 25, 2025 hereinafter called GRANTEES, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the said GRANTEES, subject to the provisions hereinafter contained, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 33, according to the Survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitation if any of record.

TO HAVE AND TO HOLD the same unto the said GRANTEES, in fee simple, FOREVER.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals on this 25th day of July, 2025.

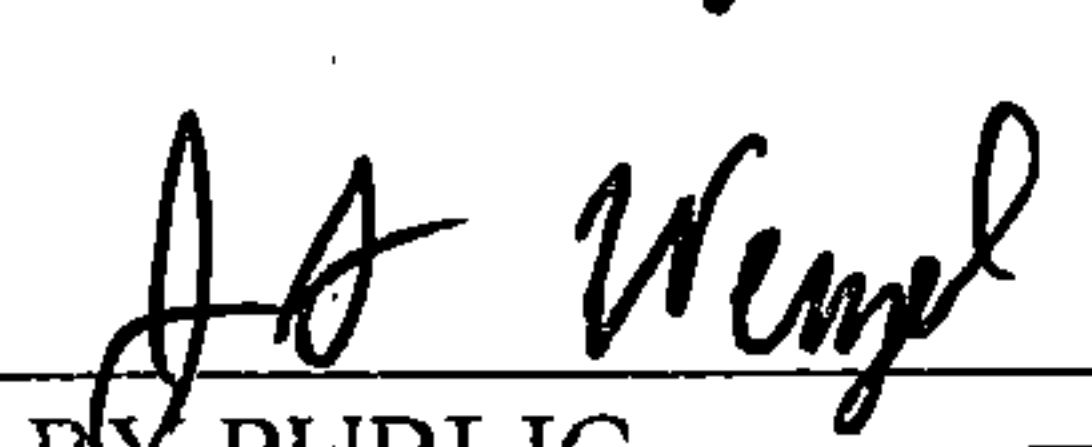

CHRISTOPHER MANGINA

CATHARINE MANGINA

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER MANGINA and CATHARINE MANGINA, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of said instrument, that they each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July, 2025.

Shelby County, AL 08/27/2025
State of Alabama
Deed Tax: \$360.50


NOTARY PUBLIC
Commission Expires:

JOHN A. WENZEL
Notary Public, Alabama State at Large
My Commission Expires May 24, 2026

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein.



20250827000262800 2/3 \$388.50
Shelby Cnty Judge of Probate, AL
08/27/2025 10:26:37 AM FILED/CERT

GRANTORS' ADDRESS:

6599 Quail Run Drive
Hoover, AL 35124

GRANTEES' ADDRESS:

6599 Quail Run Drive
Hoover, AL 35124

This instrument was prepared by:

Drew Wenzel

Southern Estate Lawyers, LLC

4505 Pine Tree Circle, Ste. 121

Birmingham, Alabama 35243

dwenzel@cwalawfirm.com

(205) 990-7000

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein.

Real Estate Sales Validation Form

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

Grantor's Name Christopher Mangina
Catharine Mangina
Mailing Address 6599 Quail Run Drive
Hoover, AL 35124

Grantee's Name Christopher Mangina
Catharine Mangina as Trustees Mangina
Mailing Address 6599 Quail Run Drive Family
Hoover, AL 35124 Trs

Property Address Christopher Mangina
Catharine Mangina
6599 Quail Run Drive
Hoover, AL 35124

Date of Sale 7/25/2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 360,100.00



20250827000262800 3/3 \$388.50
Shelby Cnty Judge of Probate, AL
08/27/2025 10:26:37 AM FILED/CERT

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 Citizen Access Portal
☐ 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 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 7/25/2025

Print

Catharine Brooke Mangina

Sign

Catharine Brooke Mangina

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Print Form

Form RT-1