


SEND TAX NOTICE TO:  
Vincent DiChiara  
2000 Drayton Place  
Birmingham, AL 35242

This instrument was prepared by:  
Michael G. Trucks  
Trucks & Trucks Law Office  
4505 Gary Avenue  
Fairfield, AL 35064

  
20260202000029320 1/2 \$295.00  
Shelby Cnty Judge of Probate, AL  
02/02/2026 08:22:02 AM FILED/CERT

QUITCLAIM DEED, JOINT TENANTS WITH SURVIVORSHIP

NO EXAMINATION OF TITLE MADE HEREIN

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

VINCENT DICHIARA, a single man

(herein referred to as GRANTOR) hereby remises, releases, quit claims, grants, sells and conveys to

VINCENT DICHIARA, TONY EMANUEL DICHIARA and KRISTIN DICHIARA LETCHER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, all right, title, interest and claim they may have in or to the following described real estate situated in Shelby County, Alabama to-wit:

LOT 54, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS POINT, AS RECORDED IN MAP BOOK 26, PAGE 81 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 AND 1<sup>ST</sup> AMENDMENT RECORDED AS INST. #2000-17136 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

Subject to:

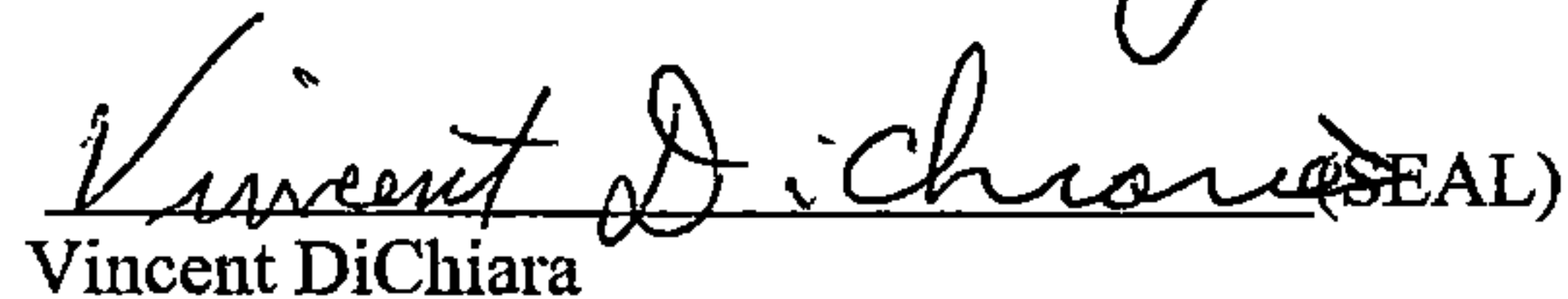
1. Ad valorem taxes for the current tax year and all subsequent years
2. Also subject to existing mortgages, easements, restrictions, encumbrances, rights of way, limitations, if any, of record
3. Property address is 805 Narrows Point Drive, Birmingham, AL 35242
4. Source of title provided by Grantor. No examination of title made at direction of Grantor.

TO HAVE AND TO HOLD to the said grantees as joint tenants with right of survivorship their heirs and assigns forever, as joint tenants in common.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 21<sup>ST</sup> day of January 2026.

WITNESS:

 (SEAL)

 (SEAL)  
Vincent DiChiara

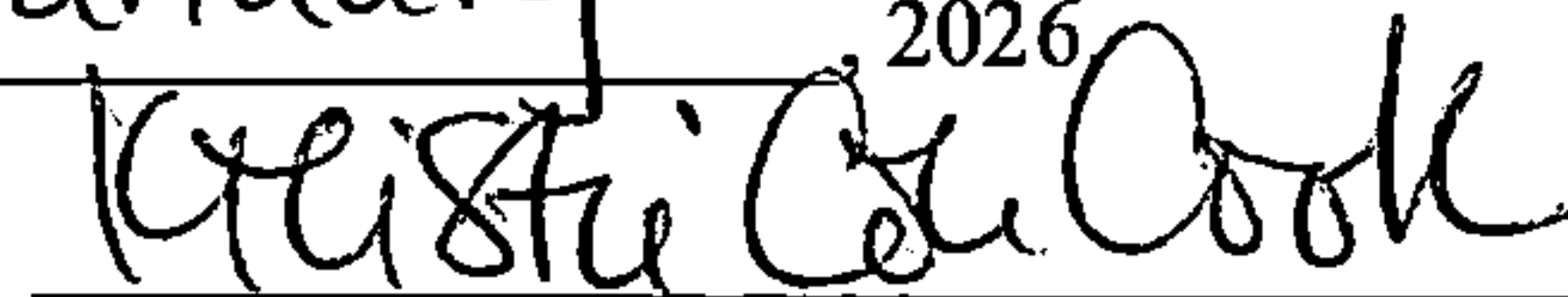
STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in for said County, in said State, hereby certify that, Vincent DiChiara, a single man, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of January 2026



  
Notary Public

Shelby County, AL 02/02/2026  
State of Alabama  
Deed Tax: \$269.00

Real Estate Sales Validation Form

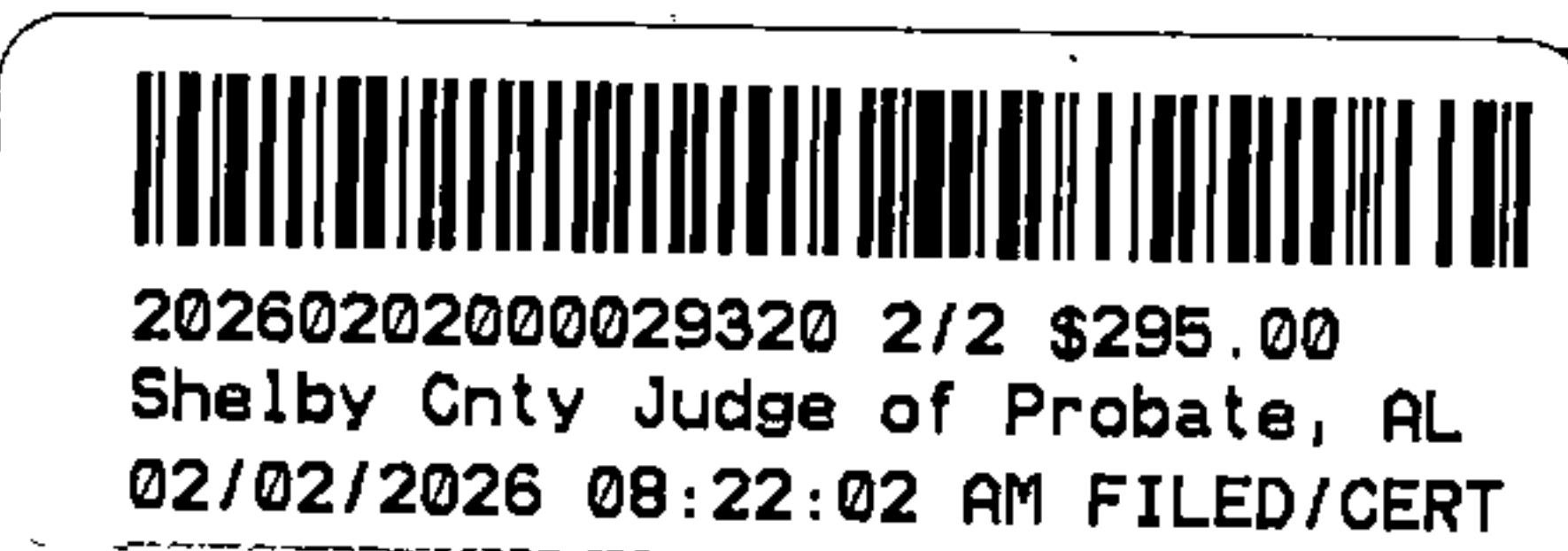
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name VINCE DICHIARA  
Mailing Address 2000 DRAYTON PL  
BIRMINGHAM, AL  
35242

Grantee's Name VINCE DICHIARA  
Mailing Address 2000 DRAYTON PL  
BIRMINGHAM, AL  
35242

Property Address 805 MARROWS PT DR  
BIRMINGHAM AL  
35242

Date of Sale 1-21-26  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 268,9000



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 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 2.2.26

Print MICHAEL TRUCKS  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one  
ATTORNEY

Unattested

(verified by)