

20260225000053540 1/3 \$198.00
Shelby Cnty Judge of Probate, AL
02/25/2026 12:44:06 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
2163 HIGHWAY 31 SOUTH, SUITE 102
BIRMINGHAM, ALABAMA 35124

SEND TAX NOTICE TO:
TANIA EMANUELA SCOTTO-LAVINO
119 POLO DOWNS
CHELSEA, ALABAMA 35043

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That IN COMPLIANCE WITH A PENDENTE LITE ORDER RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2025-900228.00, dated February 9, 2026, I, SALVATORE J. SCOTTO-LAVINO, do remise, release, quit claim and convey to the said TANIA EMANUELA SCOTTO-LAVINO all my right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

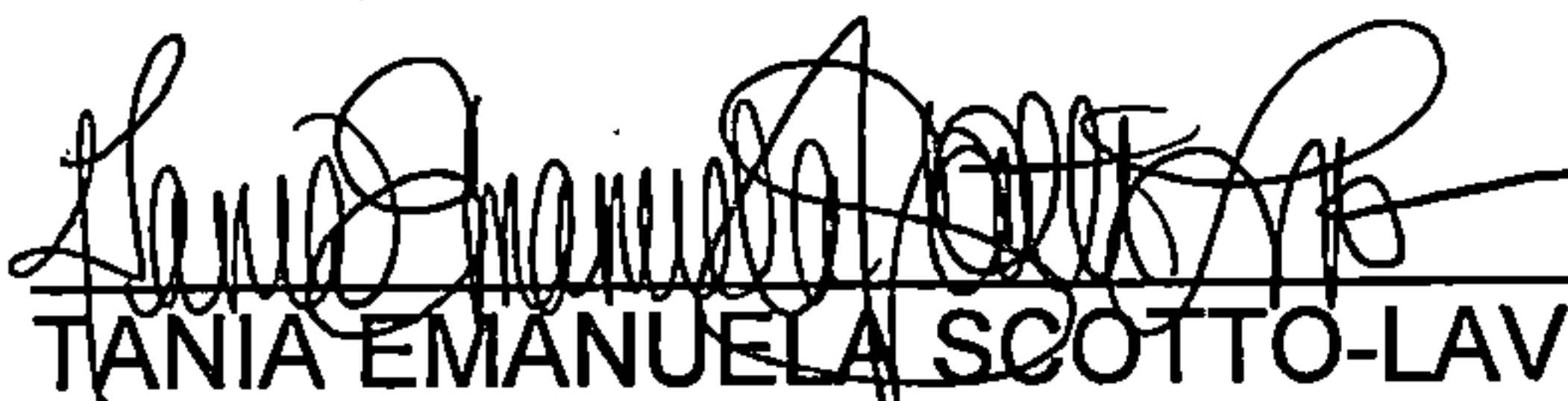
Property 1:
Lot 337, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, Page 42 A, B, and C, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions and rights of way of record.

THIS DEED IS IN COMPLIANCE WITH PENDENTE LITE ORDER RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2025-900228.00, dated February 9, 2026.

TO HAVE AND TO HOLD to the said TANIA EMANUELA SCOTTO-LAVINO, her heirs and assigns forever.

Given under my hand and seal this 17th day of February, 2026.

 (Seal)
TANIA EMANUELA SCOTTO-LAVINO

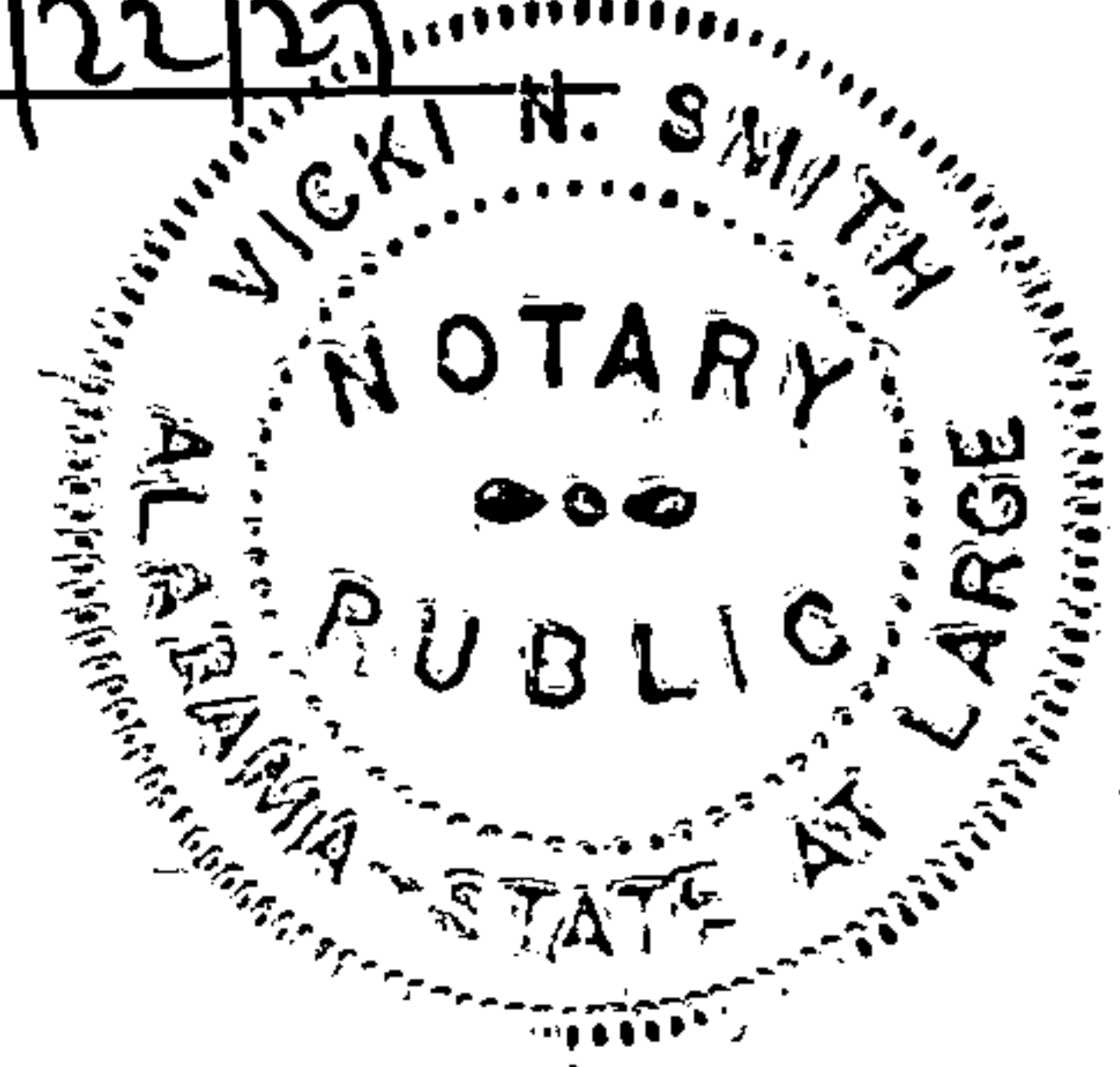
 (Seal)
SALVATORE J. SCOTTO-LAVINO

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that SALVATORE J. SCOTTO-LAVINO, 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, this the 17th day of February, 2026.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/22/27



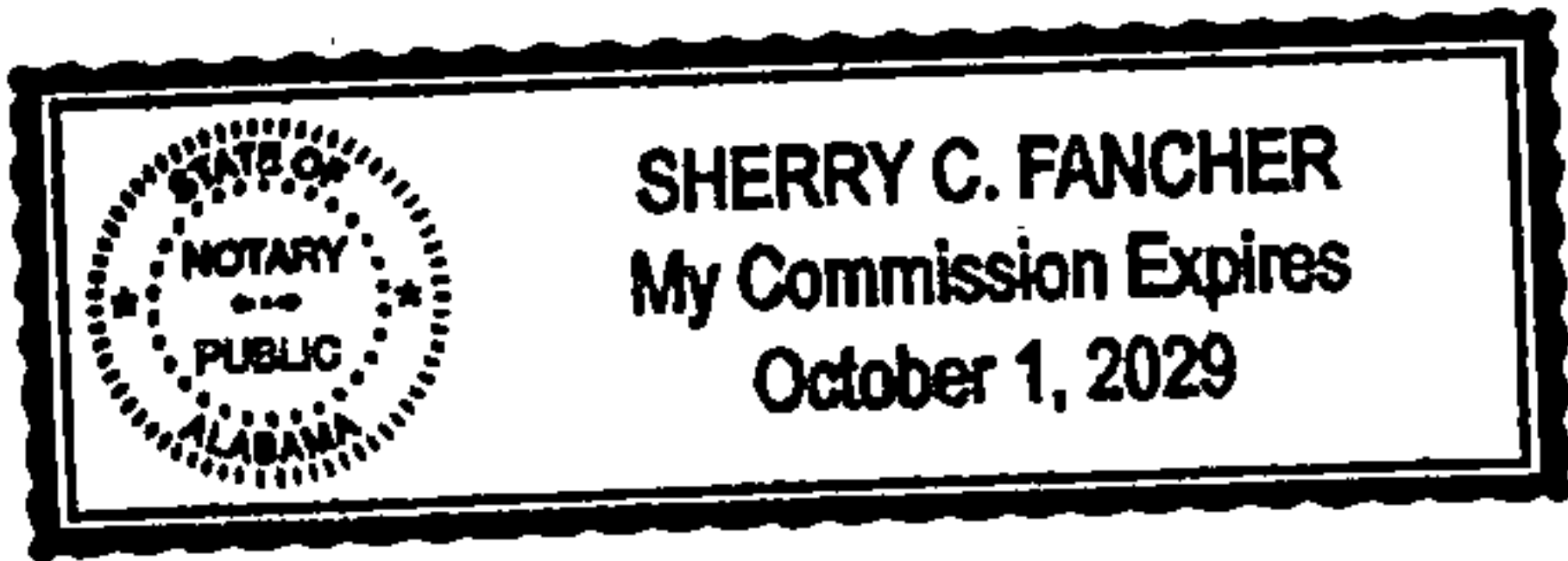
Shelby County, AL 02/25/2026
State of Alabama
Deed Tax: \$170.00

STATE OF ALABAMA)
SHELBY COUNTY)

20260225000053540 2/3 \$198.00
Shelby Cnty Judge of Probate, AL
02/25/2026 12:44:06 PM FILED/CERT

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that TANIA EMANUELA SCOTTO-LAVINO, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this the 11th day of February, 2026.



Sherry C. Fancher
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/1/2029

20260225000053540 3/3 \$198.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
SALVATORE J. SCOTTO-LAVINO

Grantee's name:
TANIA EMANUELA SCOTTO-LAVINO

Mailing Address:
119 POLO DOWNS
CHELSEA, AL 35043

Mailing Address:
119 POLO DOWNS
CHELSEA, AL 35043

Property Address:
119 POLO DOWNS
CHELSEA, AL 35043

Date of Sale: _____
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value: \$339,400
1/2 value of \$169,700 due to divorce

Bill of Sale
 Sales Contract
 Closing Statements

Front of Foreclosure Deed
 Appraisal
 Other Tax Assessor