



20150121000022760 1/4 \$104.00  
Shelby Cnty Judge of Probate, AL  
01/21/2015 02:46:52 PM FILED/CERT

**Prepared By:**

Monica Saenz

12 Brush Creek Farms

Columbiana, Alabama 35051

**After Recording Return To:**

Alex Novak

12 brush creek farm

Columbiana, Alabama 35051

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On January 20, 2015 THE GRANTOR(S),

- Monica Saenz and Martin Alexander Novak, a married couple,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Martin Alexander Novak and Monica Seanz Perez, a married couple, residing at 12 Brush Creek Farms, Columbiana, shelby County, Alabama 35051
- Monica Saenz Perez and Martin Alexander Novak, a married couple, residing at 12 Brush Creek Farms, Columbiana, Shelby County, Alabama 35051

as joint tenants with rights of survivorship, the following described real estate, situated in Alabaster, in the County of Shelby, State of Alabama:

Legal Description: Summer brook section 5 phase 1 P lot 100. Map book 21. Map page 055

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged

Shelby County, AL 01/21/2015  
State of Alabama  
Deed Tax: \$81.00

EXCEPTING AND RESERVING unto Grantor(s), a 50 percent interest in all oil, gas, and other

minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

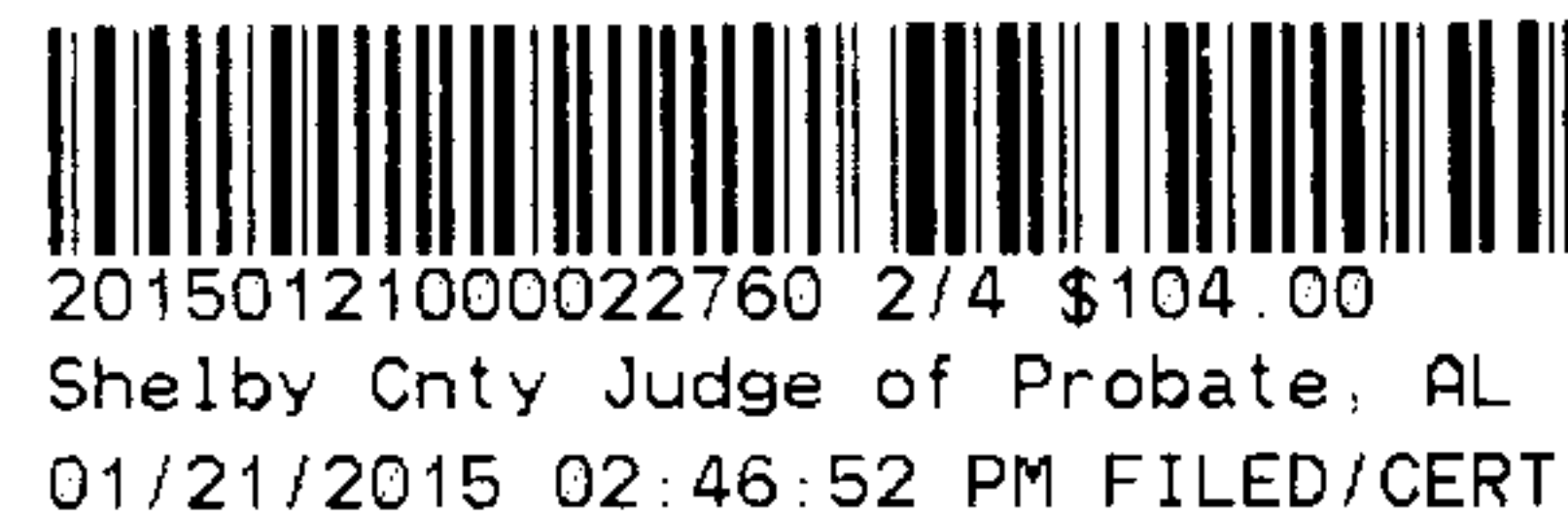
EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

**TERMS OF LIFE ESTATE**

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantors life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 231112003013.033

Mail Tax Statements To:  
Monica Saenz and Alex Novak  
12 brush Creek Farm  
Columbiana, Alabama 35051



**[SIGNATURE PAGE FOLLOWS]**


**Grantor Signatures:**

DATED: 1/21/15

Monica

Monica Saenz  
12 Brush Creek Farms  
Columbiana, Alabama  
35051

DATED: 1/21/15

  
Martin Alexander Neukirch

**Martin Alexander Novak**  
**12 Brush Creek Farms**  
**Columbiana, Alabama**  
**35051**

STATE OF ALABAMA, COUNTY OF SHELBY, ss:



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On this 21<sup>st</sup> day of January, 2015, before me,  
\_\_\_\_\_, personally appeared Monica Saenz and Martin  
Alexander Novak, known to me (or satisfactorily proven) to be the persons whose names are  
subscribed to the within instrument and acknowledged that they executed the same as for the  
purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Heborah L. Horton  
Notary Public

Clerk  
Title (and Rank)

My commission expires 3-28-16



# Real Estate Sales Validation Form

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

Grantor's Name Monica Saenz Perez  
Mailing Address Martin Alexander Novck  
12 Brush Creek Farm  
Columbiana, AL 35051

Grantee's Name Monica Saenz Perez  
Mailing Address Martin Alexander Novck

Property Address 128 Blue Spring Pl  
Alabaster, AL 35007

Date of Sale 1/20/15  
Total Purchase Price \$

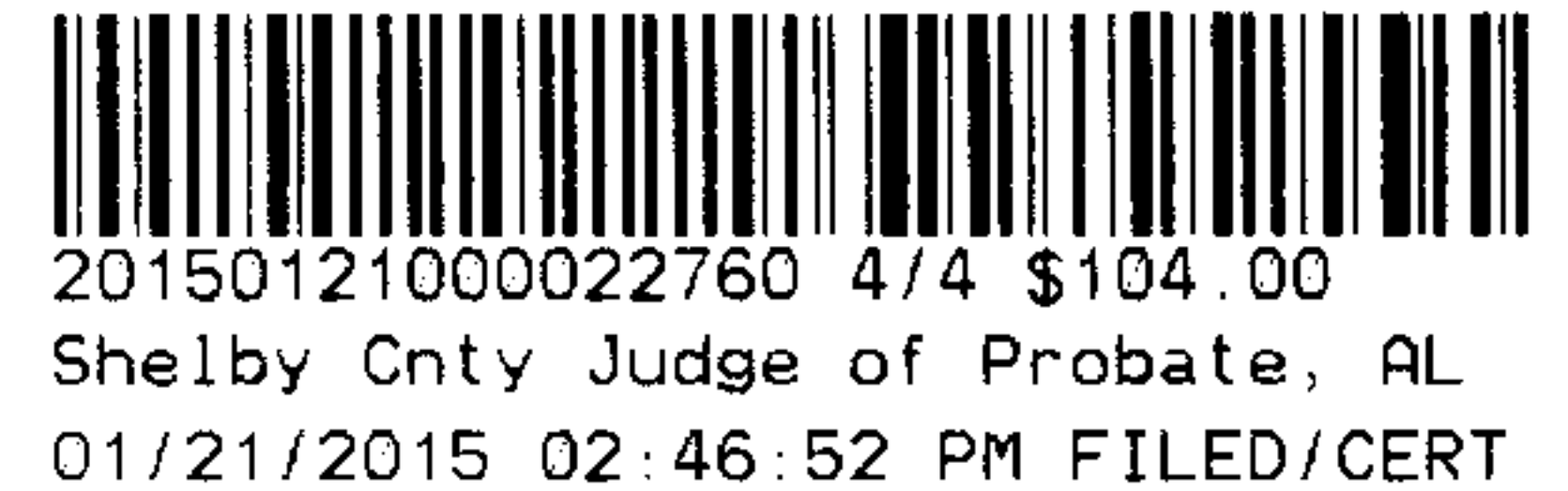
or  
Actual Value \$

or  
Assessor's Market Value \$ 141,300 / half interest \$ 80,650.00

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 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 \_\_\_\_\_

Print \_\_\_\_\_

☒ Unattested Karen Molten Sign \_\_\_\_\_  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1