

Instrument Prepared by:  
Albert J. Osorio, Esq. (ASB) 3163-N93D  
Law Offices of Albert J. Osorio, LLC  
500 Southland Drive, Suite 214  
Birmingham, AL 35226

Send Tax Notice To:  
Rafael Perez Dominguez  
P.O. Box 361286  
Birmingham, AL 35236

**QUIT CLAIM DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

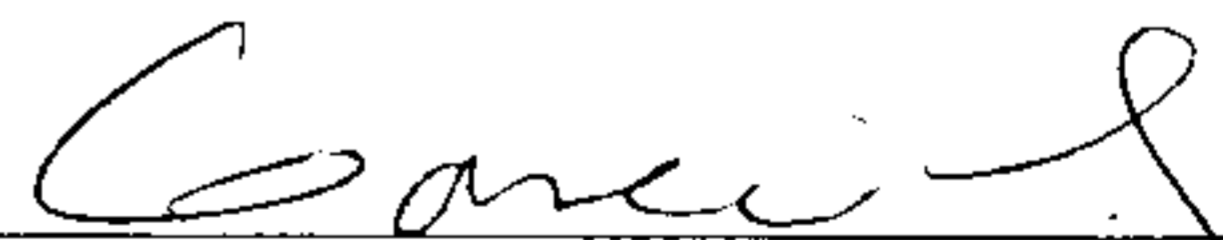
That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, ESPERANZA EDITH GARCIA RIVERA, a married woman, and pursuant to a divorce settlement agreement with the grantee, do grant, bargain, sell, quit claim, and convey, unto RAFAEL PEREZ DOMINGUEZ, any and all interests I may have in the real estate described below situated in Shelby County, Alabama.

Property Description: Lot 2 in Block 2, according to the Plat of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

Physical address of property: 395 Pineview Road, Montevallo, AL 35115.


Grantor does hereby convey, releases, and quitclaims all the grantor's rights (all rights he/she may have at law or in equity), title, and interests in the above described property and premises to the grantee and the grantee's heirs, assigns, forever so that neither grantor or grantor's heirs, legal representatives, or assigns shall have any claim, demand, or right to title of the above listed property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13<sup>th</sup> day of February, 2017.

  
Esperanza Edith Garcia Rivera (Grantor)

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

  
20170214000053110 1/3 \$74.00  
Shelby Cnty Judge of Probate, AL  
02/14/2017 09:17:29 AM FILED/CERT

Shelby County, AL 02/14/2017  
State of Alabama  
Deed Tax: \$53.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that ESPERANZA EDITH GARCIA RIVERA, 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 has executed the foregoing conveyance.

Given under my hand and official seal, this the 13<sup>th</sup> day of February, 2017.



Mario Reyes  
NOTARY PUBLIC

PRINTED NAME: Mario Reyes

My Commission Expires: September 8, 2020

End of document.

20170214000053110 2/3 \$74.00  
Shelby Cnty Judge of Probate AL  
02/14/2017 09:17:29 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Esperanza Rivera  
Mailing Address 389 E Shades Crest Rd  
B'ham AL 35226

Grantee's Name Rafael Dominguez  
Mailing Address 395 Pineview Rd  
Montevallo AL  
35115

Property Address 395 Pineview Rd  
Montevallo AL 35115

Date of Sale 2/13/17  
Total Purchase Price \$ 105,400 1/2 = 52,700  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 2/14/17

Print Rafael Perez-Dominguez

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

