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10/16/2017 02:45:17 PM
QCDEED 1/3

RECORDING REQUESTED BY:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

PREPARED BY:
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461

2017-08-840

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 6th day of October, 20 17, by first party **ROBERTO C. PEREZ AND KAY TINGLEY PEREZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 112 HERMITAGE LANE, CALERA, AL 35040 to second party, **ROBERTO C. PEREZ, A MARRIED MAN** whose mailing address is 112 HERMITAGE LANE, CALERA, AL 35040.

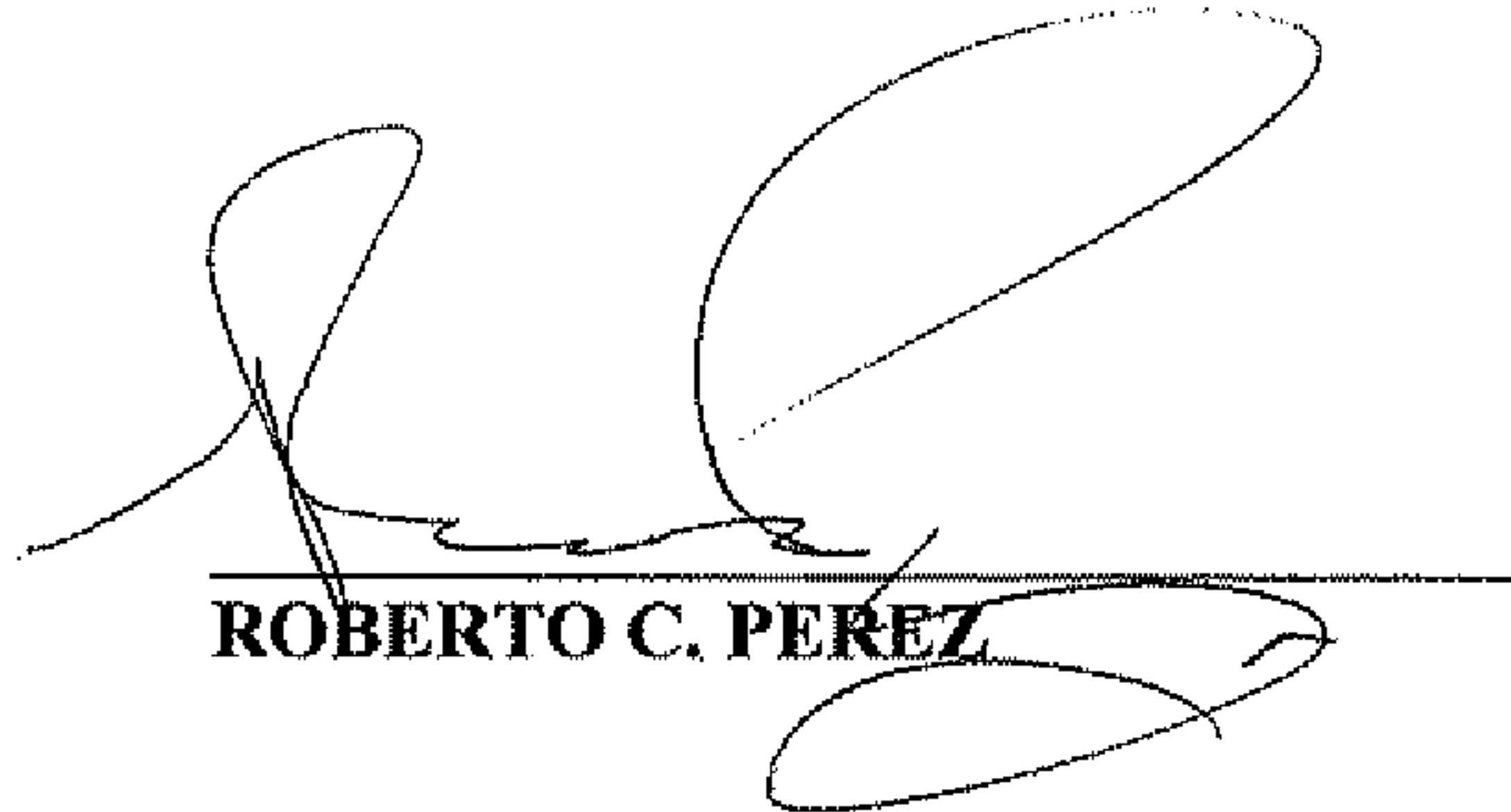
WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of **CALERA**, County of **SHELBY**, State of **ALABAMA** to wit:

LOT 80, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE, SECTOR 5, AS RECORDED IN MAP BOOK 29, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 28-5-16-2-005-002-000

Property Address: 112 HERMITAGE LANE, CALERA, AL 35040

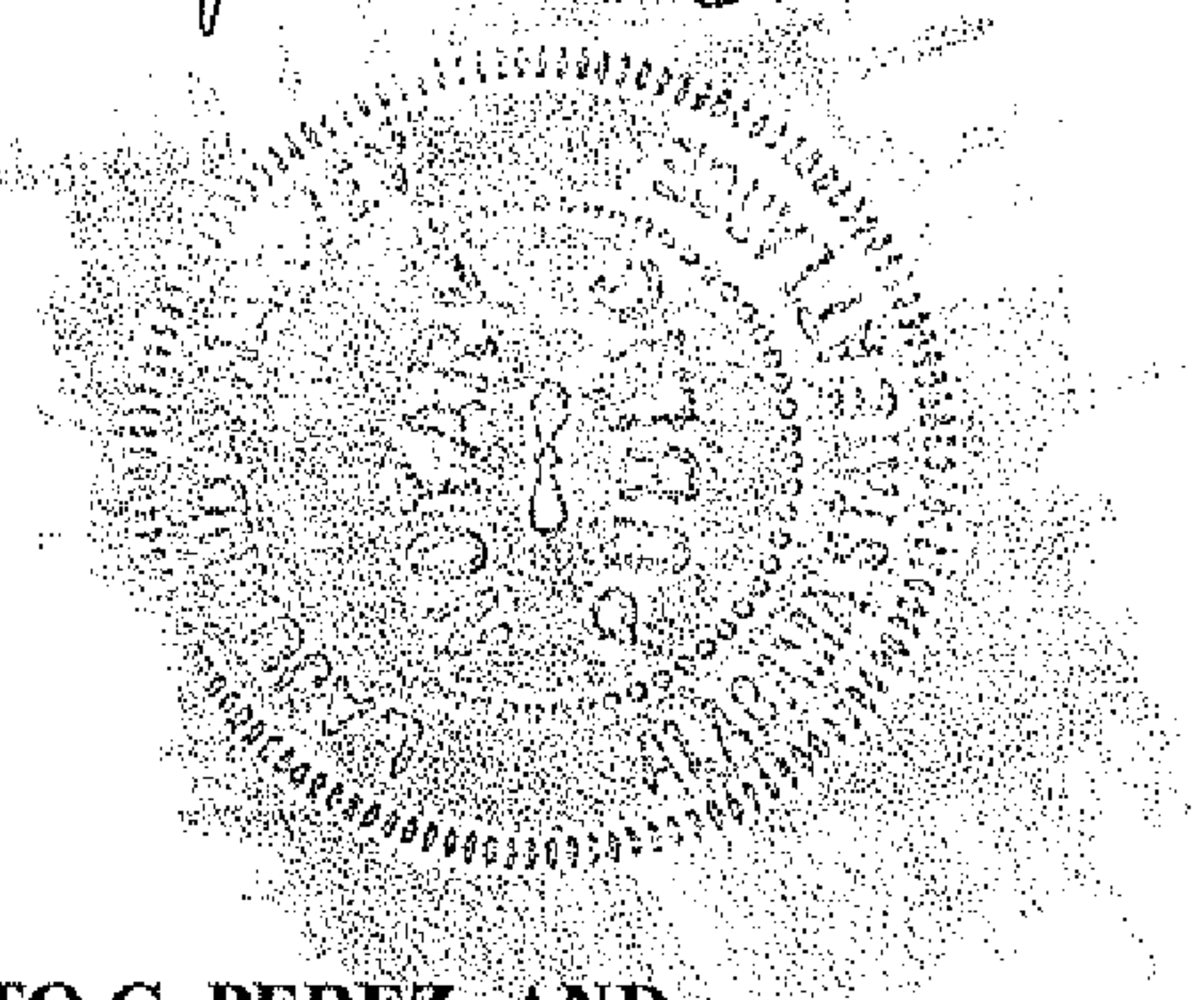
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.


ROBERTO C. PEREZ

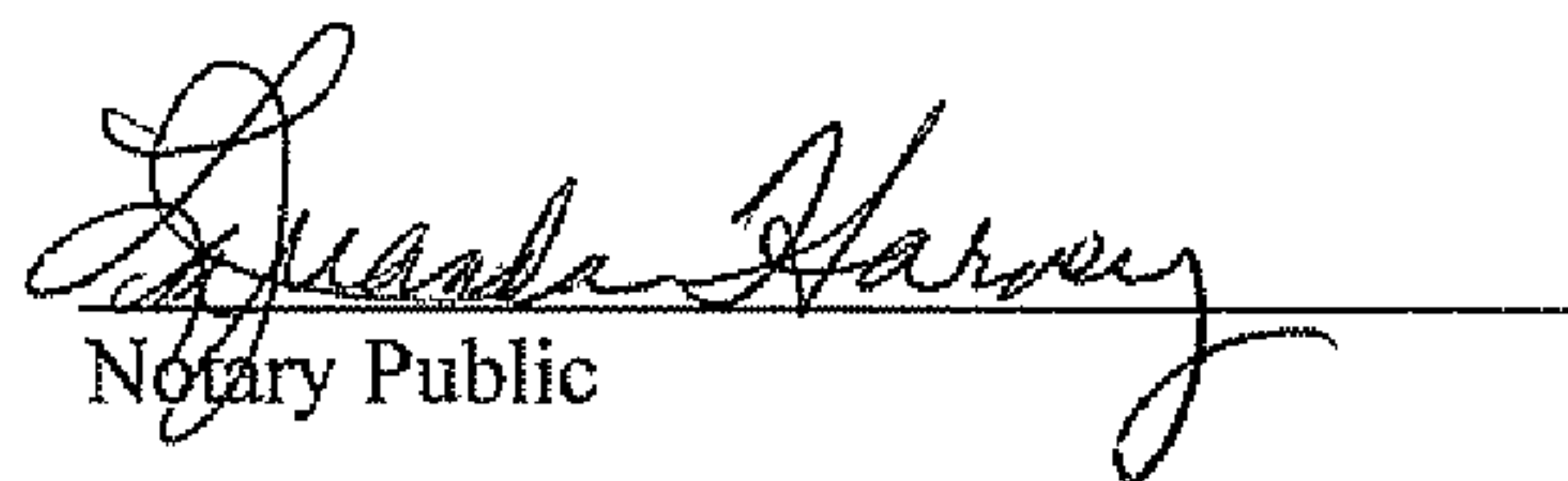

KAY TINGLEY PEREZ

STATE OF ALABAMA
COUNTY OF Shelby

} SS.



I, LaJuanda Harvey, a Notary Public, hereby certify that **ROBERTO C. PEREZ AND KAY TINGLEY PEREZ**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 6th day of October, 2017.


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Roberto C. Perez & Kay Tingley Perez Grantee's Name Roberto C. Perez
Mailing Address 112 Hermitage Lane Mailing Address 112 Hermitage Lane
Calera, AL 35040 Calera, AL 35040

Property Address 112 Hermitage Lane Date of Sale 10/6/2017
Calera, AL 35040 Total Purchase Price \$ 0
or
Actual Value \$ 0
or
Assessor's Market Value \$ 15,860.00

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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 Removing wife from title
☐ Sales Contract ☐ Other
☐ 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 _____

Print _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/16/2017 02:45:17 PM
\$37.00 CHERRY
20171016000376540

[Signature]

Form RT-1