

Shelby County, AL 10/18/2019
State of Alabama
Deed Tax: \$111.50



20191018000385250 1/2 \$136.50
Shelby Cnty Judge of Probate: AL
10/18/2019 02:23:58 PM FILED/CERT

Recording requested by: <u>Vivian L. Avila</u>	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>Vivian L. Avila</u>	Name: <u>Vivian L. Avila</u>
Address: <u>449 Heathersage Rd.</u>	Address: <u>449 Heathersage Rd.</u>
City/State/Zip: <u>Maylene, AL 35114</u>	City/State/Zip: <u>Maylene, AL 35114</u>
Property Tax Parcel/Account Number: <u>233 08 0 002 020, 000</u>	

Quitclaim Deed

This Quitclaim Deed is made on October 18th 2019, between
Rodrigo Mandragon, Vivian L. Mandragon Grantor, of 449 Heathersage Rd.
City of Maylene, State of Alabama
 and Vivian L. Avila, Salvador Avila Grantee, of 449 Heathersage Rd.
City of Maylene, State of Alabama

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 449 Heathersage Rd
City of Maylene, State of Alabama:

Lot 20 According to the Survey of Lacey's Grove Phase 1 as recorded in Map Book 35, Page 137 in The Probate Office of Shelby County, Alabama

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
 Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

★NOVA Quitclaim Deed Pg. 1 (07-09)

Rodrigo Mandragon

Vivian L. Avila

Salvador Avila Nunez

Katherine Woodall

My Commission Expires:
May 23, 2020

Real Estate Sales Validation Form

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

Grantor's Name Rodrigo Mondragon and
Mailing Address Vivian L. Mondragon
449 Heathersage Rd.
Maylene, AL 35114

Grantee's Name Vivian Avila and Salvador Avila Nunez
Mailing Address 449 Heathersage Rd.

Property Address 449 Heathersage Rd
Maylene AL 35114

Date of Sale 10/17/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 222,500 - 1/2 value 111,250

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 10/17/19

Print Vivian L. Avila

Unattested

Sign V. Avila
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

My Commission Expires:
May 23, 2020

Kathryn Woodall

