20200831000385210 1/3 \$65.50 Shelby Cnty Judge of Probate, AL 08/31/2020 04:15:11 PM FILED/CERT

This Instrument was Prepared By: Jeffery N. Lucas, Attorney at Law Post Office Box 361606 Birmingham, Alabama 35236 Off: 205-425-5200 Fx: 205-425-5253

NO TITLE SEARCH PERFORMED

Send Tax Notice To:
Bianca Moreno
3661 Highway 25
Montevallo, AL 35115

QUITCLAIM DEED

STATE OF ALABAMA	\
COUNTY OF SHELBY	

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

RAQUEL ALAS

an unmarried woman, hereinafter referred to as the GRANTOR, does hereby grant, convey and quitclaim unto,

BIANCA MORENO

hereinafter referred to as GRANTEE, all of my rights, title, claim, and interest in and to the following described real property, situated, lying and being in Shelby County, Alabama, viz:

Property Described in that certain Foreclosure Deed, Instrument No. 20200731000324680 Office of the Judge of Probate, Shelby County, Alabama:

Commence at the Northwest corner of the SE 1/4 of NW 1/4 of Section 2, Township 22 South, Range 4 West and run thence East along the North line of said 40 acres 424 feet to the point of beginning of the land herein conveyed; thence South and parallel with the East Line of the said 40 acres run 315 feet; thence East and parallel with the North line of the said 40 acres run 105 feet to the West line of Doyle Wiley lot; thence north and parallel with the West line and along said Wiley lot run 315 feet to the North line of the said 40 acres; thence along same West 105 feet to the point of beginning.

Also, commence at the SW corner of the NE 1/4 of NW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County. Alabama; thence East along the South line of said 1/4-1/4 section for 467.00 feet to the SE corner of the Dennis property, said point also being the point of beginning; thence left 89 degrees 21 minutes in a Northerly direction along the East boundary of said Dennis property 131.94 feet; thence right 93 degrees 03 minutes in a Southeasterly direction and along an existing fence line a distance of 105 feet, more or less, to a point due North of a point which is 105 feet East of the point of

beginning; thence run South parallel with the West line of said 1/4-1/4 section. and along the property line between the property of the grantees and the property of Doyle Wiley, or an extension thereof, a distance of 131 feet, more or less, to a point on the South line of said 1/4-1/4 section which is 105 feet East of the point of beginning; thence run West along the South lien of said 1/4-1/4 section a distance of 105 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said GRANTEE, their heirs and assigns forever.

IN WITNESS WHE	REOF, I have h	ereunto set my hand and seal this the \mathcal{I}
$A_{\alpha} = A_{\alpha} = A_{\alpha$, 2020.	20200831000385210 2/3 \$65.50
RAQUEL ALAS Printed Name, Grantor	(SEAL)	Shelby Cnty Judge of Probate, AL 08/31/2020 04:15:11 PM FILED/CERT
STATE OF ALABAMA COUNTY OF SHELBY		
	the undersignate ify that,	ned authority, a Notary Public in and for said

RAQUEL ALAS

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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of Notary Public My Commission Expires: The

Page 2 of 2

Real Estate Sales Validation Form

7 his I	Document must be filed in acco.	rdance with Code of Alabama 1975, Section 40-22-1		
Grantor's Name	Kaquel Has	Grantee's Name <u>Kianca Moveno</u>		
Mailing Address	·	Mailing Address 137 Co 20154		
	· · · · · · · · · · · · · · · · · · ·	- MUNICYTE SIIS		
Property Address	76 60220W 3	Date of Sale 6 31 2020		
	Martevallo, 12 3510	Total Purchase Price \$ \\ \(\cdot \) \\ O'		
Shelby County, AL 08 State of Alabama Deed Tax:\$37.50	3/31/2020	Actual Value \$ 37, 500.00		
		Assessor's Market Value \$ 37,500.00		
		this form can be verified in the following documentary		
	ne) (Recordation of docum	entary evidence is not required)		
Bill of Sale	4	Appraisal Other		
Sales Contract Closing Staten	nent	Outer		
	accument presented for reco this form is not required.	ordation contains all of the required information referenced		
	<u> </u>			
Granfaria nama and		Instructions the name of the person or persons conveying interest		
	ir current mailing address.	the name of the person or persons conveying interest		
Grantee's name an to property is being	•	the name of the person or persons to whom interest		
Property address -	the physical address of the	property being conveyed, if available.		
Date of Sale - the o	date on which interest to the	property was conveyed.		
-	e - the total amount paid for the instrument offered for re	the purchase of the property, both real and personal, ecord.		
Actual value - if the	property is not being sold, t	the true value of the property, both real and personal, being		
conveyed by the in		This may be evidenced by an appraisal conducted by a		
If no proof is provid	led and the value must be d	etermined the current estimate of fair 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				
•	· · · · · · · · · · · · · · · · · · ·	x purposes will be used and the taxpayer will be penalized		
pursuant to Code c	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		
	understand that any false stated in Code of Alabama 19	atements claimed on this form may result in the imposition 975 § 40-22-1 (h).		
Date \$ 31 202	<u></u>	Print Bianca Moreno		
Unattested		Sign ZuMA		
OHAMESICA	(verified by)	Grantor/Grantee/Owner/Agent) circle one		
		Form RT-1		

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