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04/21/2021 03:20:12 PM
QCDEED 1/4

Return to: Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 679857

Mail Tax Statements to: Jorge Osbaldo Rodriguez, 121 Pebble Lane, ALABASTER, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

This deed is being executed to update borrower's marital status

JORGE OSBALDO RODRIGUEZ, now a married man, whose mailing address is 121 Pebble Lane, Alabaster, AL 35007, hereinafter referred to as “Grantor”
and

JORGE OSBALDO RODRIGUEZ, a married man, as his sole and separate property, whose mailing address is 121 Pebble Lane, ALABASTER, AL 35007, hereinafter referred to as “Grantee”,

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 64, according to the survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Being all of the same Property conveyed to Grantor by virtue of a General Warranty Deed recorded 06/09/2017 as Instrument Number 20170609000204960 in the Office of the Judge of Probate of Shelby County, Alabama.

PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

TO HAVE AND TO HOLD to the said Grantee forever.

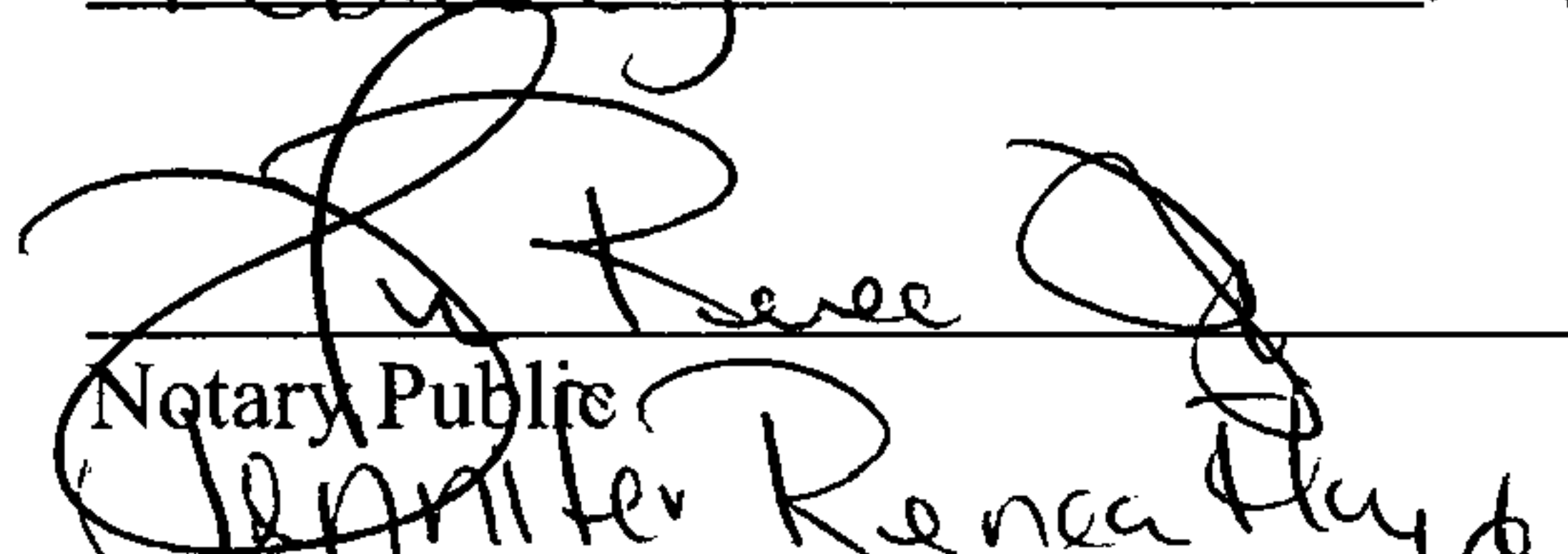
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 9th day of FEBRUARY, 2021.

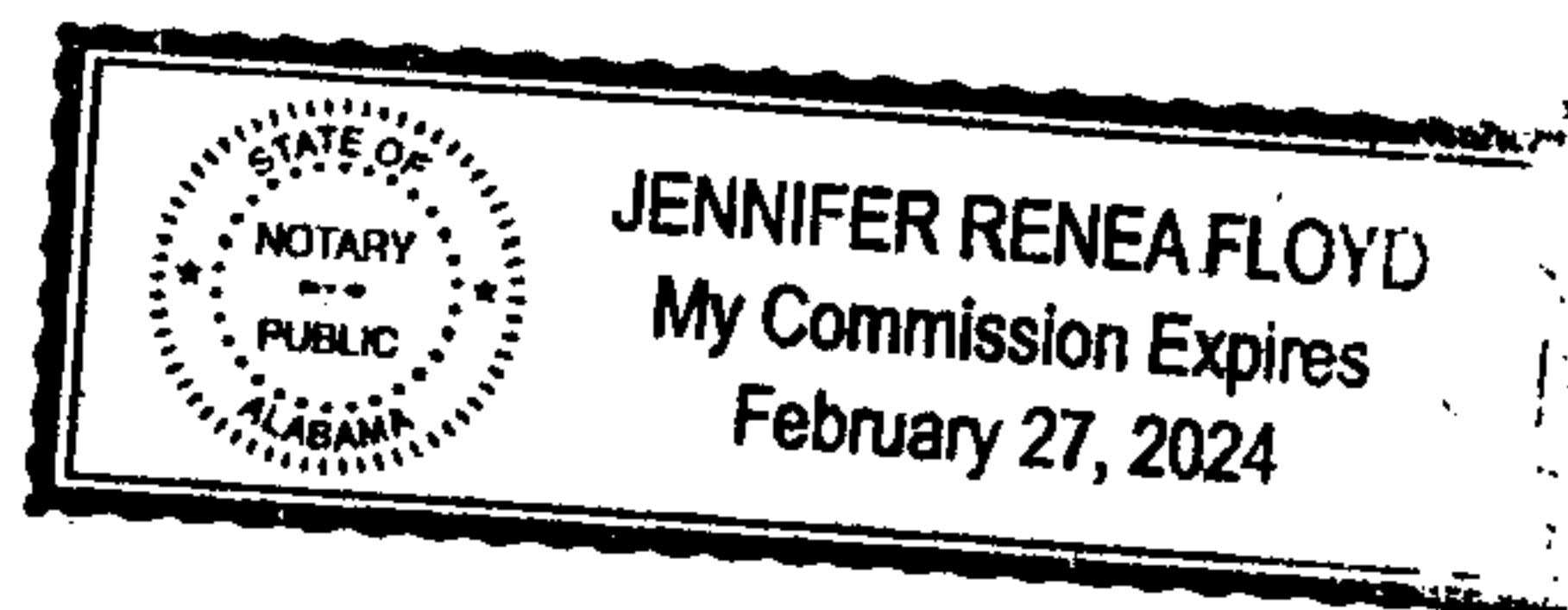

JORGE OSBALDO RODRIGUEZ

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JORGE OSBALDO RODRIGUEZ, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 9th day of February, 2021.


Notary Public
Print Name Jennifer Renea Floyd
My Commission expires: 2/27/2024



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Jorge Osbaldo Rodriguez, 121 Pebble Lane, Alabaster, AL 35007

Grantee's address:

Jorge Osbaldo Rodriguez, 121 Pebble Lane, ALABASTER, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name JORGE OSBALDO RODRIGUEZ
 Mailing Address 121 Pebble Lane, ALABASTER, AL 35007

Grantee's Name JORGE OSBALDO RODRIGUEZ
 Mailing Address 121 Pebble Lane, ALABASTER, AL 35007

Property Address 121 Pebble Lane, ALABASTER, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 15,540.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/21/2021 03:20:12 PM
 \$32.00 CHERRY
 20210421000199420

Allen S. Byrd

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 2/9/2021

Print JORGE OSBALDO RODRIGUEZ

☐ Unattested

(verified by)

Sign

Jorge Osbaldo Rodriguez
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1