

20210913000443040
09/13/2021 08:13:39 AM
QCDEED 1/3

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send Tax Notice To:

Adalberto Ruiz Martinez and Jhanis
M. Quintana Lopez
213 Stonebriar Drive
Calera, AL 35040

Quitclaim Deed

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED ONE THOUSAND FOUR HUNDRED FIFTY AND 00/100 DOLLARS (\$101,450.00)**, and other good and valuable consideration in hand paid to each, the receipt and sufficiency of which is hereby acknowledged, **Adalberto Ruiz Martinez** (hereinafter referred to as "Grantor"), does hereby remise, release, quitclaim, grant, sell, and convey unto **Adalberto Ruiz Martinez and Jhanis M. Quintana Lopez** (hereinafter referred to as "Grantee"), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 105, according to the Survey of Stonebriar, Phase 2, as recorded in Map Book 52, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

[Signature and Acknowledgement Pages to Follow]

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of September, 2021.

Adalberto Ruiz Martinez
Adalberto Ruiz Martinez

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that **Adalberto** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of September, 2021.

Andrew Bryant
Notary Public

My Commission Expires: 05/25/2025



Real Estate Sales Validation Form

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

Grantor's Name	<u>Rausch Coleman Homes Birmingham</u>	Grantee's Name	<u>Adalberto Ruiz Martinez</u>
Mailing Address	<u>PO BOX 10560</u> <u>Fayetteville, AR 72703</u>	Mailing Address	
Property Address	<u>213 Stonebriar Dr</u> <u>Calera, AL 35040</u>	Date of Sale	<u>June 11, 2021</u>
		Total Purchase Price	<u>\$101,450.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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 09/02/2021 Print _____

Unattested (verified by) _____ Sign _____
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2021 08:13:39 AM
\$129.50 BRITTANI
20210913000443040

Form RT-1

Alvin S. Boyd