
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
2820 COLUMBIANA ROAD STE 100
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:
JOSE FRANCISC CALZADA SANCHEZ
381 OZLEY ROAD
ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, JOSE FRANCISC CALZADA SANCHEZ AND MARILU GRANDE GONZALEZ, HUSBAND AND WIFE AND JUANITA GONZALEZ, A SINGLE PERSON (herein referred to as GRANTORS) do hereby release, remise, quitclaim, grant, sell and convey unto JOSE FRANCISC CALZADA SANCHEZ AND MARILU GRANDE GONZALEZ (herein referred to as GRANTEES), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP all of our interest in the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land located in the SE ¼ of the SE ¼ of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:
Commence at the SE corner of said Section 7; thence run North along the East line of said Section 7 a distance of 1031.38 feet; thence turn left 87 degrees 08 minutes 05 seconds a distance of 738.11 feet to the point of beginning; thence continue last course a distance of 200.00 feet; thence turn left 92 degrees 51 minutes 55 seconds a distance of 611.49 feet to the centerline of Highway #340; thence turn left 81 degrees 10 minutes 09 seconds along said Highway a distance of 179.66 feet; thence turn right 00 degrees 50 minutes 08 seconds along said Highway a distance of 22.54 feet; thence turn left 99 degrees 39 minutes 59 seconds a distance of 632.86 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to the existing easements, restrictions, set-i lines, rights of way, and limitations, if any, of record.

TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD Unto the said GRANTEES and their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTORS, JOSE FRANCISC CALZADA SANCHEZ, MARILU GRANDE GONZALEZ AND JUANITA GONZALEZ have hereunto set his/her signature and seal, this the 21st day of February, 2024.

Jose Francisc Calzada Sanchez
JOSE FRANCISC CALZADA SANCHEZ

MARILU GRANDE GONZALEZ
MARILU GRANDE GONZALEZ

JUANITA GONZALEZ
JUANITA GONZALEZ

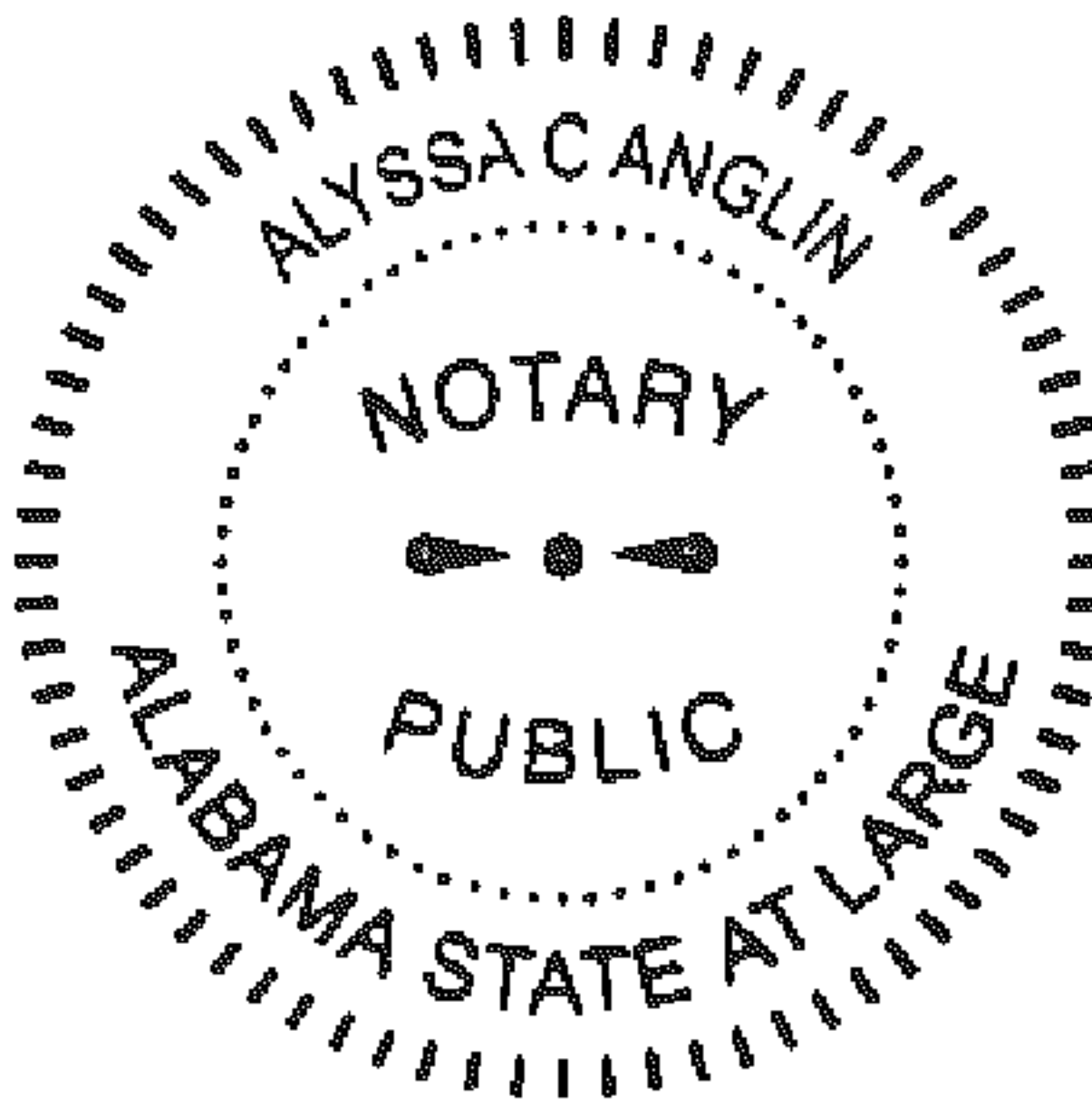
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that JOSE FRANCISC CALZADA SANCHEZ 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/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 21st day of February 2024.



Alyssa Anglin
Notary Public
My commission expires: 6/4/2025

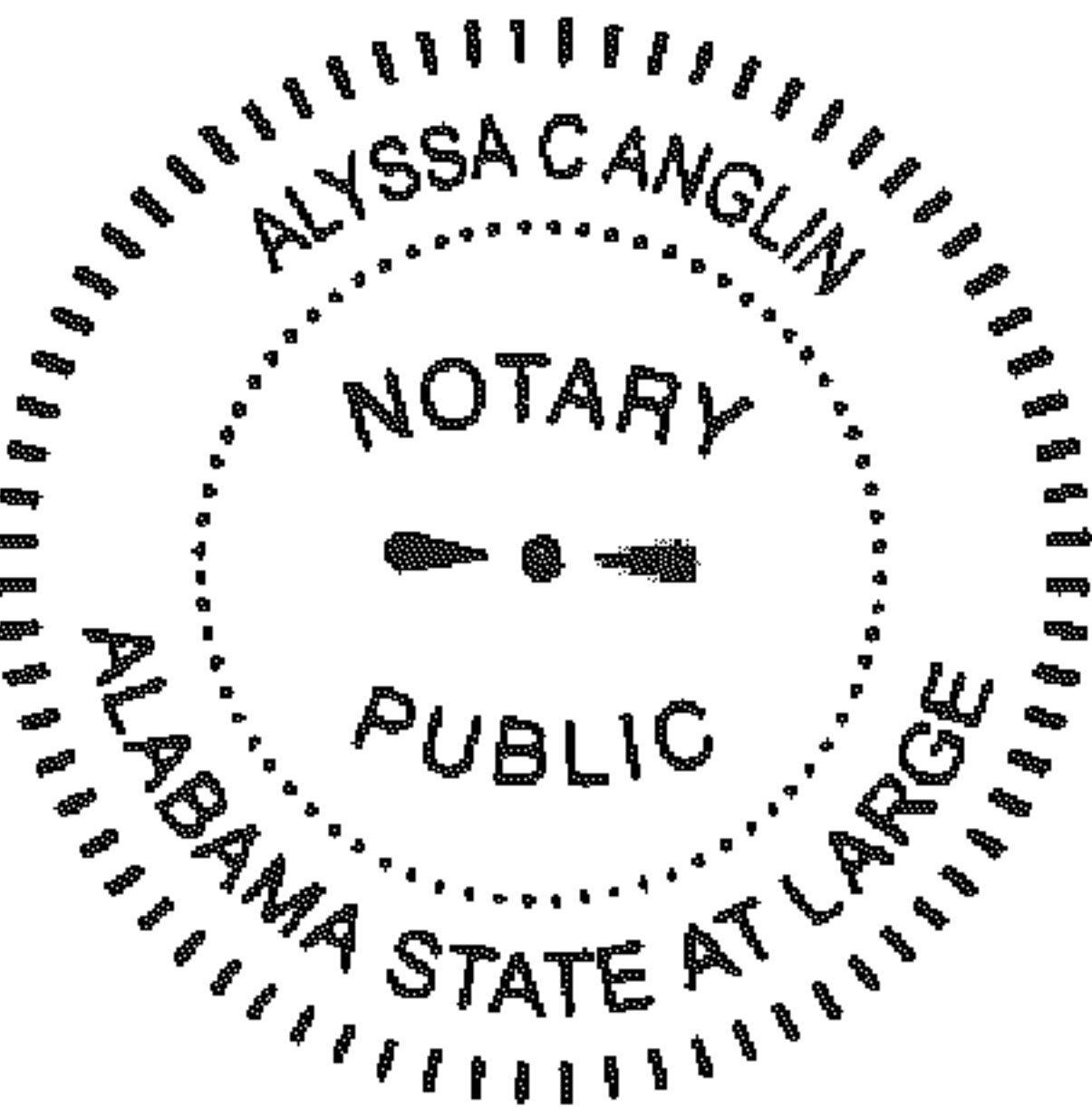
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that MARILU GRANDE GONZALEZ 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/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 21st day of February 2024.



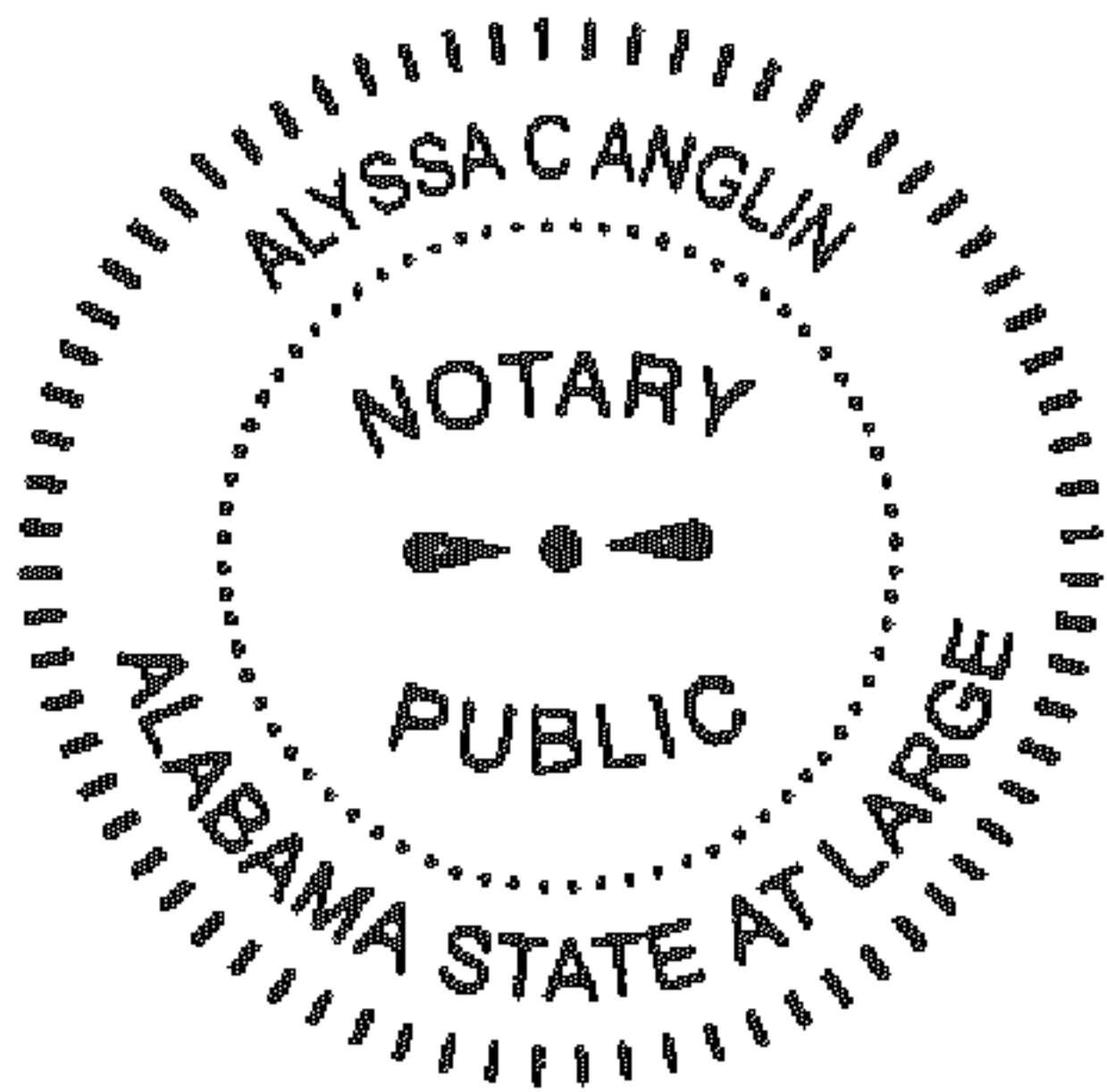
Alyssa Anglin
Notary Public
My commission expires: 6/4/2025

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that JUANITA GONZALEZ 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/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 21st day of February 2024.



Alyssa Canglin
Notary Public
My commission expires: 1/4/2025

Real Estate Sales Validation Form

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

Grantor's Name	JOSE FRANCISC SANCHEZ	Grantee's Name	JOSE FRANCISC SANCHEZ
Mailing Address	c/o George Vaughn	Mailing Address	381 OZLEY ROAD
	2820 COLUMBIANA ROAD, Suite 100		ALABASTER, AL 35007
	Vestavia Hills, AL 35216		
Property Address	381 OZLEY ROAD	Date of Sale	FEBRUARY 21, 2024
	ALABASTER, AL 35007	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$274780 DIVIDED BY 2 =137390

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 checked="" 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	2/21/2024	Print	George M. Vaughn
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2024 08:31:10 AM
\$169.50 JOANN
20240228000051620

Allen S. Bayl