

THIS INSTRUMENT WAS PREPARED BY:

GRANTEES' ADDRESS:

Barber Law Group
1560 Montgomery Highway
Suite 207
Hoover, AL 35216
(205)-940-2233

Karina Mendoza and Nestor Ines Mendoza
2005 Long Branch Circle
Calera, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration good and valuable consideration in hand paid by Grantees herein, the receipt and sufficiency of which is hereby acknowledged, Ramiro Mendoza, as Grantor, does hereby give, grant, bargain, sell and convey unto Karina Mendoza and Nestor Ines Mendoza (herein referred to as Grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 8 and 9, Block D, Farris Subdivision, First Addition, as recorded in Map Book 4 page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except a 30 foot strip off the southeasterly side of Lot 8, Block D, Farris Subdivision, First Addition, as recorded in said Map Book 4 page 20.
All being situated in Shelby County Alabama,

The mailing address being: 155 O'Neal Drive, Calera, AL 35040.

Subject to existing by-laws, agreements, easements, current taxes, restrictions, set-back lines and rights of way of record.

Note: Grantor's wife, Rosa P. Mendoza, who was also named as a Grantee on the warranty deed executed on December 17, 2001, passed away in 2009. Since that time the Grantor has owned the property in fee simple.

Note: This instrument was prepared without benefit of a title search.

TO HAVE AND TO HOLD, the Subject Property to the said Grantees, their successors and assigns forever, as tenants in common, together with every contingent remainder and right of reversion.

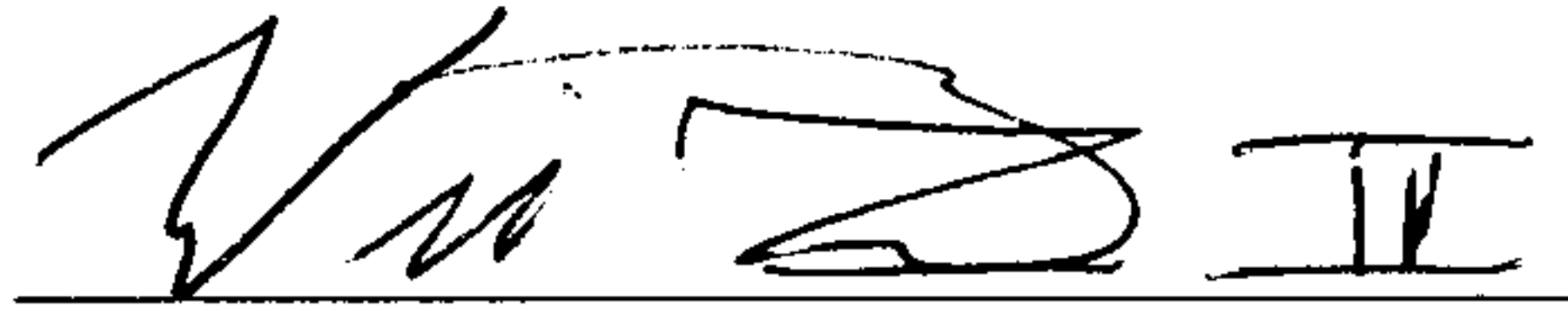
Shelby County, AL 09/25/2012
State of Alabama
Deed Tax: \$98.00


20120925000364570 1/3 \$116.00
Shelby Cnty Judge of Probate, AL
09/25/2012 08:10:39 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by the undersigned on this 28th day of August, 2012.

WITNESS:

GRANTOR:

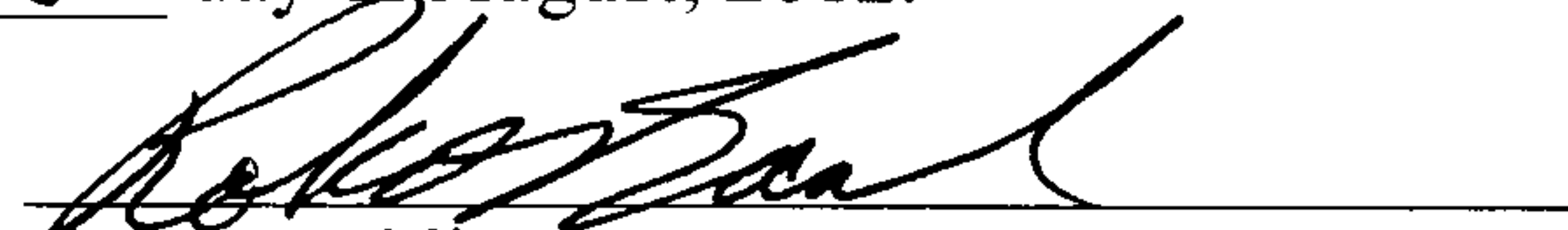


Ramiro mendoza su

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ramiro Mendoza, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of August, 2012.


Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 12, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20120925000364570 2/3 \$116.00
Shelby Cnty Judge of Probate, AL
09/25/2012 08:10:39 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ramiro Mendoza
Mailing Address 2005 Longbranch Circle
Calera, AL
35040

Grantee's Name Nester Mendoza Carina Mendoza
Mailing Address 2005 Longbranch Circle
Calera, AL
35040

Property Address 155 O'neal Drive
Calera, AL
35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 97,730

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 _____


20120925000364570 3/3 \$116.00
Shelby Cnty Judge of Probate, AL
09/25/2012 08:10:39 AM FILED/CERT

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 _____

Print Carina Mendoza

☒ Unattested K. Melson

(verified by)

Sign Carina Mendoza

(Grantor/Grantee/Owner/Agent) circle one