

This instrument was prepared, without benefit of title, by
Frank Steele Jones
FRANK JONES & ASSOCIATES, LLC
500 Southland Drive, Suite 230
Birmingham, Alabama 35226


20130312000103350 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
03/12/2013 03:53:12 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Thousand Dollars and No/100 (\$100,000.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Maria Fernanda Donoso, fka Maria F. Robinson, an unmarried woman** (herein referred to as the Grantors, whether one or more), hereby remise, release, quit claim, grant, sell, and convey unto **Scott L. Robinson** (herein referred to as the "Grantees", whether one or more), all their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1615, according to the Map of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

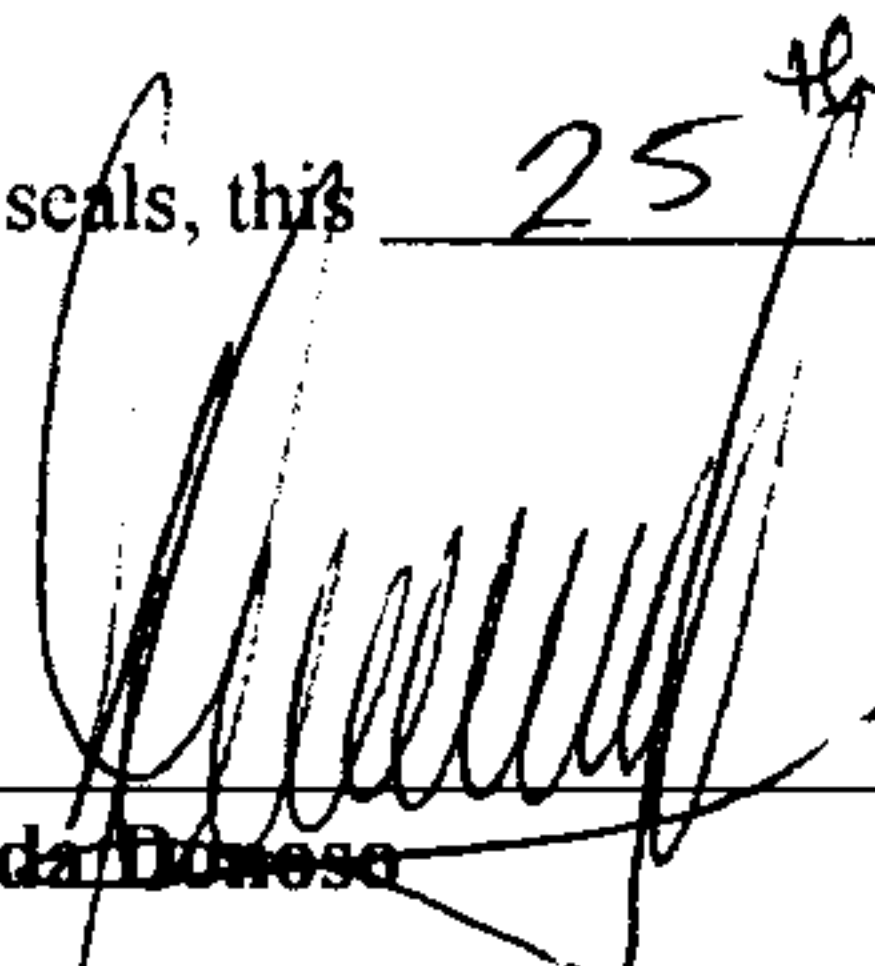
Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded as Instrument No. 1999-31096 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

This deed is being executed and recorded in accordance with the Final Judgment of Divorce in Case # 58-DR-2012-9000.15 in the Circuit Court of Shelby County.

Maria Fernanda Donoso and Maria F. Robinson are one and the same person, title to the property being held in the name of Maria F. Robinson.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of February, 2013.



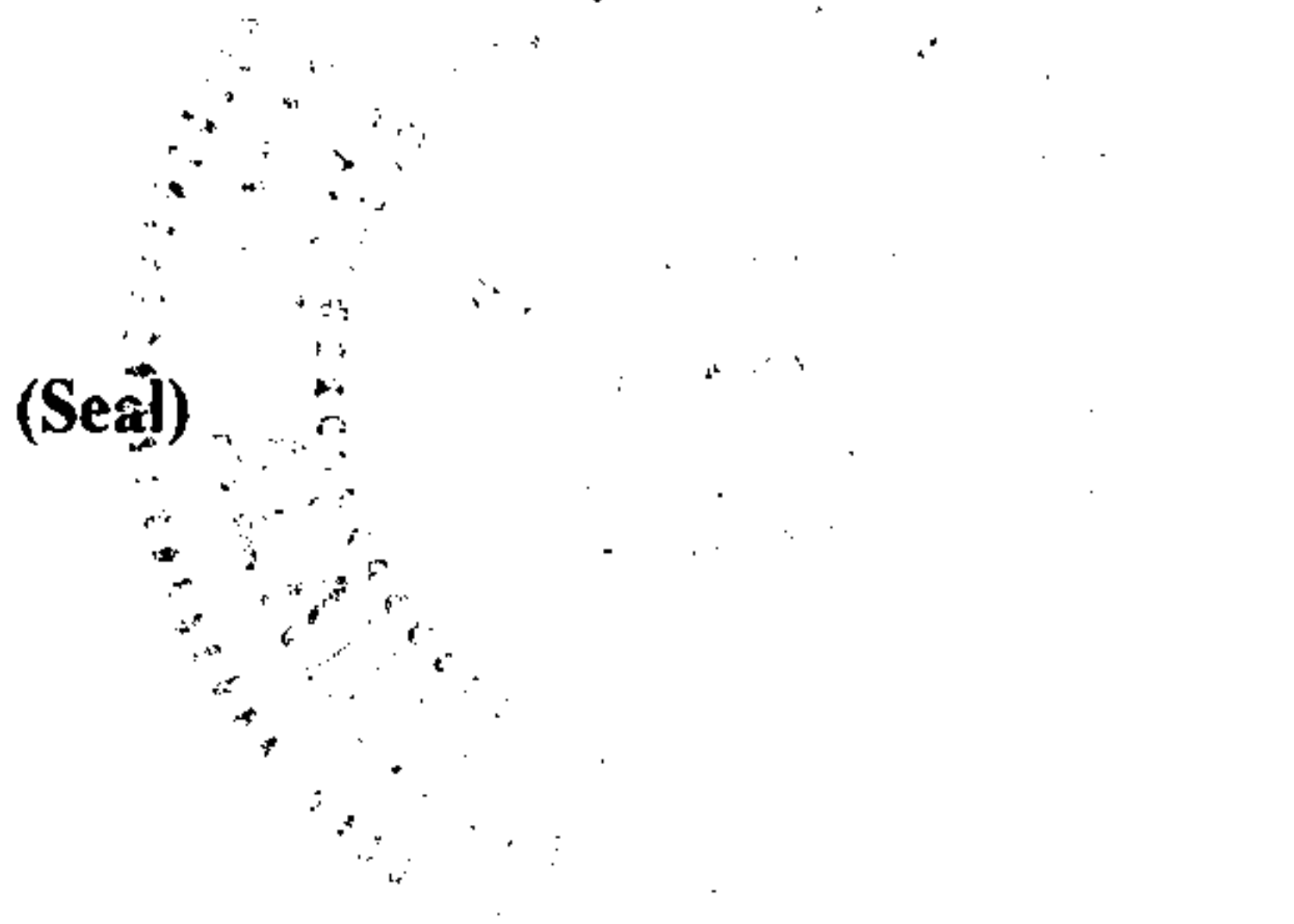
Maria Fernanda Donoso (Seal)

STATE OF ALABAMA)
)
COUNTY OF Jefferson) **General Acknowledgment**

Shelby County, AL 03/12/2013
State of Alabama
Deed Tax: \$100.00

I, Patrice Stallworth, a Notary Public in and for said County, in said State, hereby certify that **Maria Fernanda Donoso**, 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, she executed the same voluntarily as her own act on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2013.

 (Seal)
Patrice Stallworth
Notary Public
My Commission Expires: _____

**PATRILE STALLWORTH
MY COMMISSION EXPIRES
JANUARY 15, 2017**

Real Estate Sales Validation Form

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

Grantor's Name Maria F. Robinson
Mailing Address 1800 Summit Pl
Bham AL 35243

Grantee's Name Scott L. Robinson
Mailing Address 567 Highland Park Cir
Bham AL 35242

Property Address 567 Highland Park Cir
Bham 35242

Date of Sale 2-25-13
Total Purchase Price \$ 100,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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


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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 3-12-13

Print Scott L. Robinson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1