


STATE OF ALABAMA )

COUNTY OF SHELBY )

  
20130419000160410 1/3 \$118.50  
Shelby Cnty Judge of Probate, AL  
04/19/2013 01:46:09 PM FILED/CERT

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Antonio Quintana-Garcia, (hereinafter, "Grantor") does hereby grant, bargain, sell, convey and quitclaim unto San Juana Castañon-Lopez, (hereinafter, "Grantee") all right, title and interest in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Shelby County, State of Alabama, and more specifically described as:

A parcel of land located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, and more particularly described as follows:

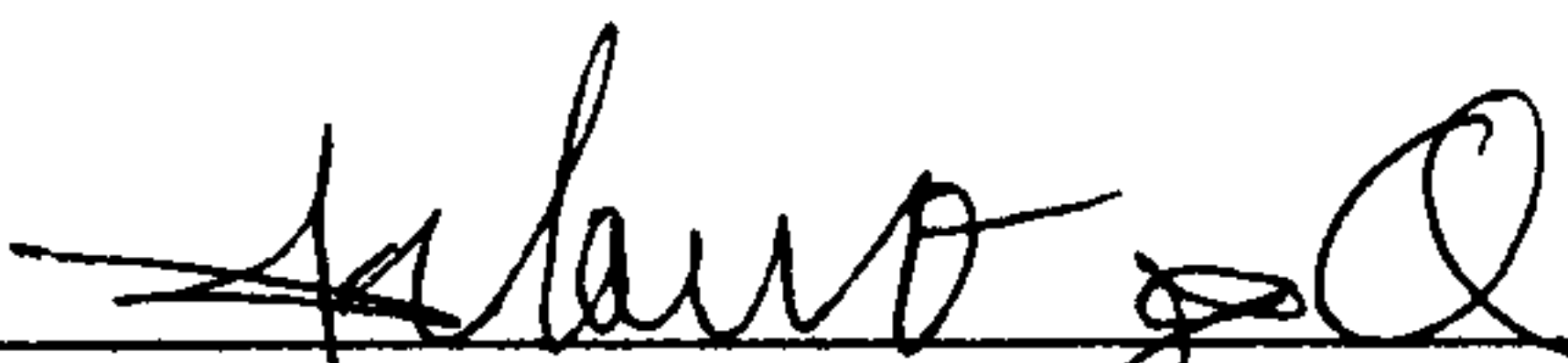
Commence at a point 330 feet South and 130 feet East of the NW corner of the said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence North 86 degrees 30 minutes East 420 feet; thence North 105 feet; thence South 86 degrees 30 minutes West 420 feet; thence South 105 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said Grantee in fee simple

absolute, forever.

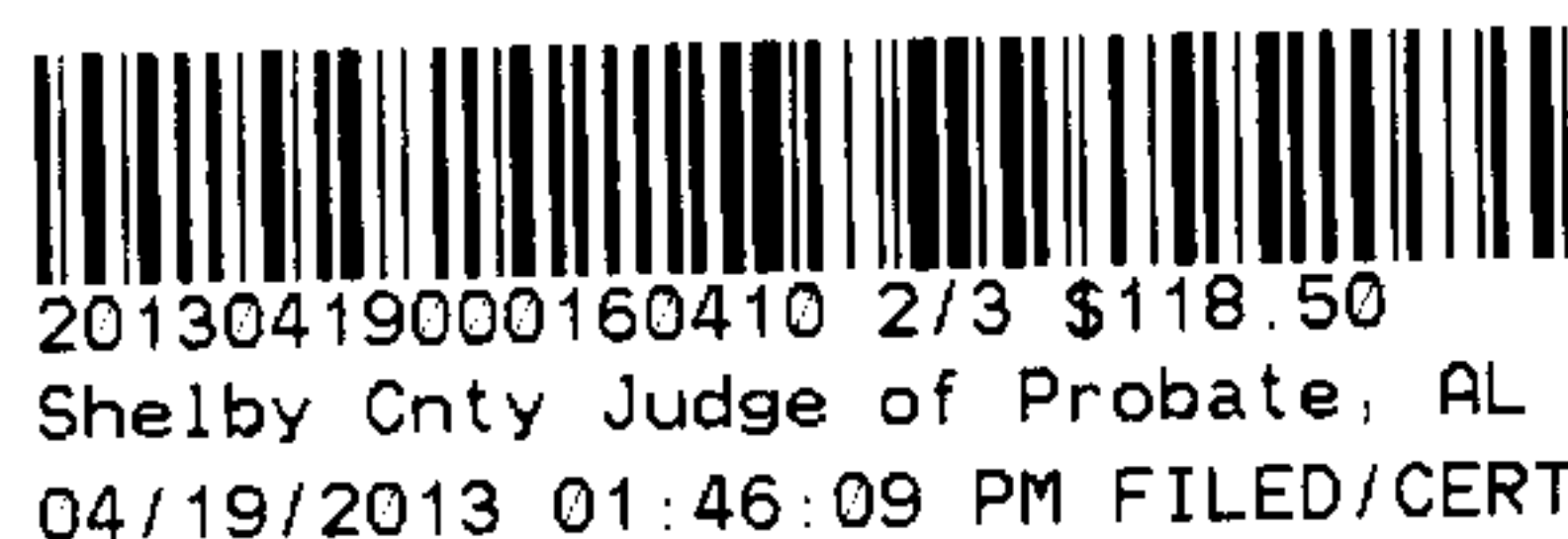
IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 18<sup>th</sup> day of April, 2013.

  
Antonio Quintana-Garcia

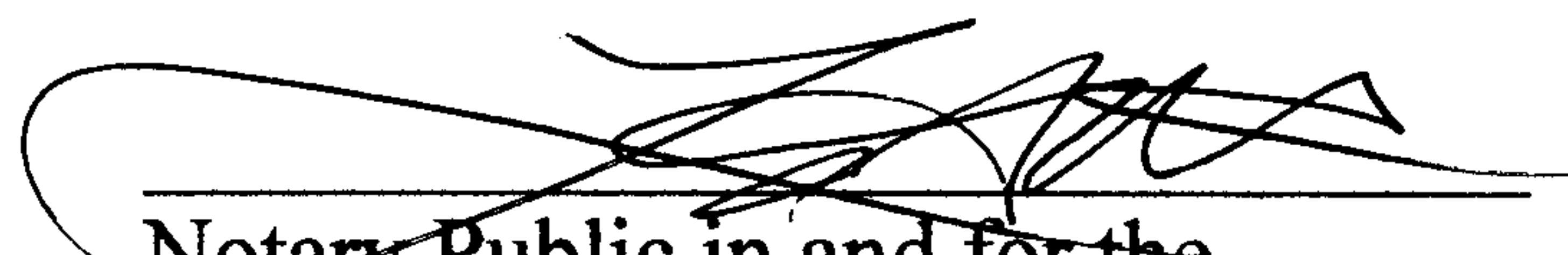

STATE OF ALABAMA)

COUNTY OF SHELBY)



BEFORE ME, the undersigned authority, on this day personally appeared Antonio Quintana-Garcia, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 18<sup>th</sup> day of April, 2013.

  
Notary Public in and for the  
State of Alabama  
My Commission Expires: 

This instrument prepared by:  
George Huddleston III  
Attorney at Law  
2629 Dolly Ridge Road  
Birmingham, Alabama 35243

Send tax notice to:  
San Juana Castañon-Lopez  
1055 Highway 72  
Pelham, Alabama 35124



# Real Estate Sales Validation Form

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

Grantor's Name Antonio Quintana-Garcia  
Mailing Address 1055 Hwy 72  
Pelham, AL 35124

Grantee's Name San Juana Castanon-Lopez  
Mailing Address 1055 Hwy 72  
Pelham, AL 35124

Property Address 1055 Hwy 72  
Pelham, AL 35124

Date of Sale 4/10/13  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
\$ 100,360



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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 Tax Office

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 4/18/13

Print \_\_\_\_\_

☒ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1