


After recording return to: )  
)  
)  
**Record and Return to:** )  
**First American Title - OFS** )  
**1510 Airport Blvd., Suite 2** )  
**Pensacola, FL 32504** )  
)  
)  
)  
**Prepared** )  
Angelina M. Whittington, Esq. )  
FL, AL, & MO Barred )  
235 W. Brandon Blvd, #191 )  
Brandon, FL 33511 (866)755-6300 )

  
20130603000225160 1/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
06/03/2013 11:53:52 AM FILED/CERT

*Space above this line for recorder's use only*

**STATE OF ALABAMA     }**  
  
**SHELBY COUNTY }**  
  
**Tax ID: 13-7-26-3-001-035.000**

**Mail Tax Forms To:**  
Roberto S. Orosco  
Pamela K. Orosco  
100 Lighthouse Drive  
Alabaster, AL 35007

**QUITCLAIM DEED**  
**(WITH SURVIVORSHIP)**

(the purpose of this deed is to add spouse to title)

**KNOW ALL MEN BY THESE PRESENTS, WE, ROBERTO S. OROSCO, married**  
**joined by his wife, PAMELA K. OROSCO, residing at 100 Lighthouse Drive, Alabaster, AL**  
**35007, (hereinafter called GRANTORS) that for and in consideration of the sum of \_\_\_\_\_**  
**zero and \_\_\_\_\_/100 DOLLARS (\$ -0-) in**  
**hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned**  
**hereby releases, quitclaims, grants, and conveys to ROBERTO S. OROSCO and PAMELA K.**  
**OROSCO, husband and wife, for and during their joint lives upon the death of either of them,**  
**then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever,**  
**together with every contingent remainder and right of reversion residing at 100 Lighthouse Drive,**  
**Alabaster, AL 35007, (hereinafter called GRANTEES) all our right, title, interest, and claim in**  
**or to the following described real estate, situated in Shelby County, Alabama, to-wit:**

**LOT 2 ACCORDING TO THE SURVEY OF PORTSOUTH, FIRST SECTOR AS**  
**RECORDED IN MAP BOOK 6, PAGE 22, SHELBY COUNTY, ALABAMA RECORDS.**  
  
**SUBJECT TO ALL MATTERS OF RECORD.**



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**BEING THE SAME PROPERTY CONVEYED TO ROBERTO S. OROSCO, MARRIED BY WARRANTY DEED FROM RONNIE L. SHELL AND KAY G. SHELL, HUSBAND AND WIFE RECORDED 02/14/2003 AS INSTRUMENT NO. 20030214000094020, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS:** 100 Lighthouse Drive, Alabaster, AL 35007  
*The legal description was obtained from a previously recorded instrument*

**TO HAVE AND TO HOLD** to said **GRANTEES** forever.

Given under our hands this 20 day of May, 2013.

**GRANTORS:**

{signatures in black ink only}

Roberto S. Orosco

**ROBERTO S. OROSCO**

Pamela K. Orosco

**PAMELA K. OROSCO**

**STATE OF ALABAMA** }

**COUNTY OF** Shelby }

I, Patsy J. Cathren the undersigned, a Notary Public hereby certify that **ROBERTO S. OROSCO** and **PAMELA K. OROSCO** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of May, 2013.

Patsy J. Cathren

NOTARY PUBLIC Patsy J. Cathren  
My Commission Expires: **My Commission Expires February 12, 2016**

**{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}**

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee. Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.



Real Estate Sales Validation Form

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

Grantor's Name Roberto S. Orosco  
Mailing Address 100 Lighthouse Dr.  
Atabaster AL 35007

Grantee's Name Roberto S. & Pamela R Orosco  
Mailing Address 100 Lighthouse Dr  
Atabaster AL 35007

Property Address 100 Lighthouse Dr  
Atabaster AL 35007

Date of Sale NA  
Total Purchase Price \$ NA  
or  
Actual Value \$ 145,400.00  
or  
Assessor's Market Value \$ 72,700.00



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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 Appraiser

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 5/20/13

Print Sheila Oswald

☐ Unattested  
☐ (verified by)

Sign Sheila Oswald  
(Grantor/Grantee/Owner/Agent) circle one