



20130722000296320 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
07/22/2013 10:40:04 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
300 CAHABA PARK CIRCLE STE 200
BIRMINGHAM, ALABAMA 35242

SEND TAX NOTICE TO:
FELIX DE LOS SANTOS
86 Little Rock Dr
Akbeston, Alabama 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 GRANTEE herein, the receipt of which is acknowledged, WE, JUANITA GONZALEZ RAMIRES, AN UNMARRIED PERSON, AND FELIX DE LOS SANTOS, AN UNMARRIED PERSON, (herein referred to as GRANTOR) do hereby release, remise, quitclaim, grant, sell and convey unto FELIX DE LOS SANTOS AND LISETEE DE LOS SANTOS GONZALEZ (herein referred to as GRANTEE) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

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

TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD, as joint tenants with right of survivorship.

IN WITNESS WHEREOF, the said GRANTORS, JUANITA GONZALEZ RAMIRES AND FELIX DE LOS SANTOS, have hereunto set their signatures and seals, this the 17th day of July, 2013.



JUANITA GONZALEZ RAMIRES



FELIX DE LOS SANTOS

Shelby County, AL 07/22/2013
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

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

Given under our hand this the 17th day of July 2013.



Notary Public

My commission expires: 9/07/2017

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that FELIX DE LOS SANTOS , 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 executed the same voluntarily on the day the same bears date.

Given under our hand this the 17th day of July 2013.



Notary Public

My commission expires: 9/07/2014



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EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 7, TWP 21 SOUTH, RANGE 2 WEST; THENCE RUN IN NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID 1/4- 1/4 FOR 1031.38'; THENCE TURN LEFT 87-08'03" AND RUN N 89-48'48" W FOR 609.63' TO THE POINT OF BEGINNING; THENCE RUN S 03-23'03 W FOR 286.72'; THENCE RUN N 81-34'35" W FOR 99.99'; THENCE RUN N 02-39'43" W FOR 272.28'; THENCE RUN S 89-48'48" E FOR 128.48' TO THE POINT OF BEGINNING.



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

Grantor's Name Juanita Gonzalez
Mailing Address c/o George Vaughn
300 Cahoon Park Circle SE 2nd
Birmingham AL 35242

Grantee's Name Felix De Los Santos
Mailing Address 86 Little Rock Drive
Alabaster AL 35007

Property Address 86 Little Rock Drive
Alabaster, AL 35007

Date of Sale 7/17/2013
Total Purchase Price \$ 10,000
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

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 7/17/2013

Print George Vaughn

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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