

20130722000296330 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
07/22/2013 10:40:05 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:
MARILU GRANDE GONZALEZ
381 Ozley Road
Albaster, AL 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, AN UNMARRIED PERSON, AND MARILU GRANDE GONZALEZ, AN UNMARRIED PERSON, (herein referred to as GRANTOR) do hereby release, remise, quitclaim, grant, sell and convey unto MARILU GRANDE GONZALEZ (herein referred to as GRANTEE) 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

IN WITNESS WHEREOF, the said GRANTORS, JUANITA GONZALEZ AND MARILU GRANDE GONZALEZ, have hereunto set their signatures and seals, this the 1st day of July, 2013.



JUANITA GONZALEZ



MARILU GRANDE GONZALEZ

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 , 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: 9/07/2014

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that MARILU GRANDE GONZALEZ , 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: 9/07/2014



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EXHIBIT A

LEGAL DESCRIPTION

Begin at the Northwest corner of Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$, Section 17, Township 21 South, Range 2 West, run thence east along the north line of said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ a distance of 114.5 feet; turn right an angle of 91° a distance of 32.09 feet for point of beginning; thence continue along said course a distance of 607.82 feet to the Northwest right of way boundary of Saginaw to Columbiana Road; turn left an angle of $94^\circ 41'$ along said Northwest right of way boundary a distance of 121.89 feet; thence turn left an angle of $85^\circ 19'$ a distance of 600.0 feet; turn left an angle of 91° a distance of 121.50 feet to point of beginning, being in Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$, Section 17, Township 21 South, Range 2 West, Shelby County, Alabama.



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Grantor's Name Jeanette Gonzalez
Mailing Address c/o George Vaughn
300 Cahaba Park Circle SE
Birmingham AL 35244

Grantee's Name Marilu Grande Gonzalez
Mailing Address 381 Ozley Road
Albinston, AL 35027

Property Address 381 Ozley Road
Albinston AL 35027

Date of Sale 7/17/2012
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 any

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 7/17/2012

Print

George Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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