



20140310000066140 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/10/2014 02:06:06 PM FILED/CERT

Recording Requested by
~~After Recording Return to:~~
TITLE FIRST AGENCY
2944 FULLER NE
GRAND RAPIDS, MI 49505
File No. 1564511

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN ST.
CLARENCE, NY 14031
866-333-3081

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Tax ID No.: 135214005023.00

1313104-02R

QUIT CLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 13 day of February, by and between
**RAMIRO ALCANTARA-MIGUEL, A/K/A RAMIRO MIGUEL ALCANTARA AND MARIA DE
LOSANGELES ALCANTARA, A/K/A MARIA ALCANTARA, AS JOINT TENANTS, WITH RIGHT OF
SURVIVORSHIP**, of 7412 WYNDHAM PARKWAY, HELENA, AL 35080 hereinafter referred to as Grantor(s)
and **RAMIRO ALCANTARA-MIGUEL AND MARIA DE LOSANGELES ALCANTARA, AS JOINT
TENANTS, WITH RIGHT OF SURVIVORSHIP**, of 7412 WYNDHAM PARKWAY, HELENA, AL 35080,
hereinafter referred to as Grantee(s).

** husband and wife*

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR,
cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey
to the said Grantees the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" *TOTAL PURCHASE PRICE \$128,850.00*

Also known as: 7412 WYNDHAM PARKWAY, HELENA, AL 35080
Property Tax ID No.: 135214005023.00

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT #20060322000136040, Recorded: 03/22/2006

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges,
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee
and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 135214005023.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 13th day of February, 2014.

Ramiro Alcantara
RAMIRO ALCANTARA-MIGUEL, A/K/A
RAMIRO MIGUEL ALCANTARA

Maria de los Angeles Alcantara
MARIA DE LOS ANGELES ALCANTARA, A/K/A
MARIA ALCANTARA

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Ramiro Alcantara Miguel & Maria de los Angeles whose name(s) is/are signed to the foregoing Alcantara conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13 day of February, 2014:

Dan J. Kuyper
NOTARY PUBLIC
My commission expires: 11-21-2016

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Maria de los Angeles Alcantara, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13 day of February, 2014:

Dan J. Kuyper
NOTARY PUBLIC
My commission expires: 11-21-2016



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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 23, ACCORDING TO THE AMENDED MAP OF WYNDHAM, WELLINGTON SECTOR, AS
RECORDED IN MAP BOOK 23, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID NO: 135214005023.00

PROPERTY COMMONLY KNOWN AS: 7412 WYNDHAM PARKWAY, HELENA, AL 35080

