


Mail Tax Statements to:

Varina Losada
244 Creekside Lane,
Pelham, AL 35124


20140429000127270 1/4 \$120.00
Shelby Cnty Judge of Probate, AL
04/29/2014 01:55:46 PM FILED/CERT

**This document prepared by
(and after recording return to):**
Real Advantage LLC
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

QUITCLAIM DEED

This QUITCLAIM DEED, made this 21 day of APRIL, 2014 between **FRANCISCO A. LOSADA, An Unmarried Man, and Varinia Losada, FKA Varinia Sumner Grantor, and Varinia Losada, An Unmarried Woman**, Grantee, witnesseth that the Grantor, for and in consideration of the sum of Zero Dollars (\$0.00) and other good and valuable consideration, to him in hand paid by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby release, remise and forever quitclaim unto the said Grantee, their heirs and assigns forever, all the right, title and interest of the Grantor in and to a certain tract or parcel of land in Shelby County, State of Alabama, as follows::

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA:
LOT 205, ACCORDING TO THE FINAL SUBDIVISION PLAT OF HOLLAND LAKES,
SECTOR 3 AS RECORDED IN MAP BOOK 37 PAGE 85, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

Commonly known as: 244 Creekside Lane, Pelham, AL 35124

TAX ID# 13-7-26-1-006-076.000

Deed pursuant to Divorce: Case No. DR2013-900499

Subject to all mortgages of record as of the date of this instrument, which Grantees assumes and agrees to pay.

TO HAVE AND TO HOLD the same, together with all the hereditaments, appurtenances thereunto belonging or in anywise appertaining to the said Grantees, their heirs and assigns forever.

Shelby County: AL 04/29/2014
State of Alabama
Deed Tax: \$97.00

WITNESS Grantor's hand this the 21 day of April, 2014

F. Losada
FRANCISCO A. LOSADA

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 21 day of April, 2014,

by Francisco A. Losada

who is personally known to me or who has produced Driver's License as identification.

[Signature]

My Commission Expires
Notary Public

~~My Commission Expires~~
September 14, 2014



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WITNESS Grantor's hand this the 21 day of April, 2014

FRANCISCO A. LOSADA

Varinia Losada, FKA Varinia Sumner

Varinia Losada, FKA Varinia Sumner

State of Alabama
County of Shelby

The foregoing instrument was acknowledged before me this 21 day of April, 2014,

by

who is personally known to me or who has produced Driver License as identification.

John Caldwell
Notary Public

My Commission Expires:

John Caldwell, Jr.
MY COMMISSION EXPIRES
JANUARY 25, 2016



20140429000127270 3/4 \$120.00
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Real Estate Sales Validation Form

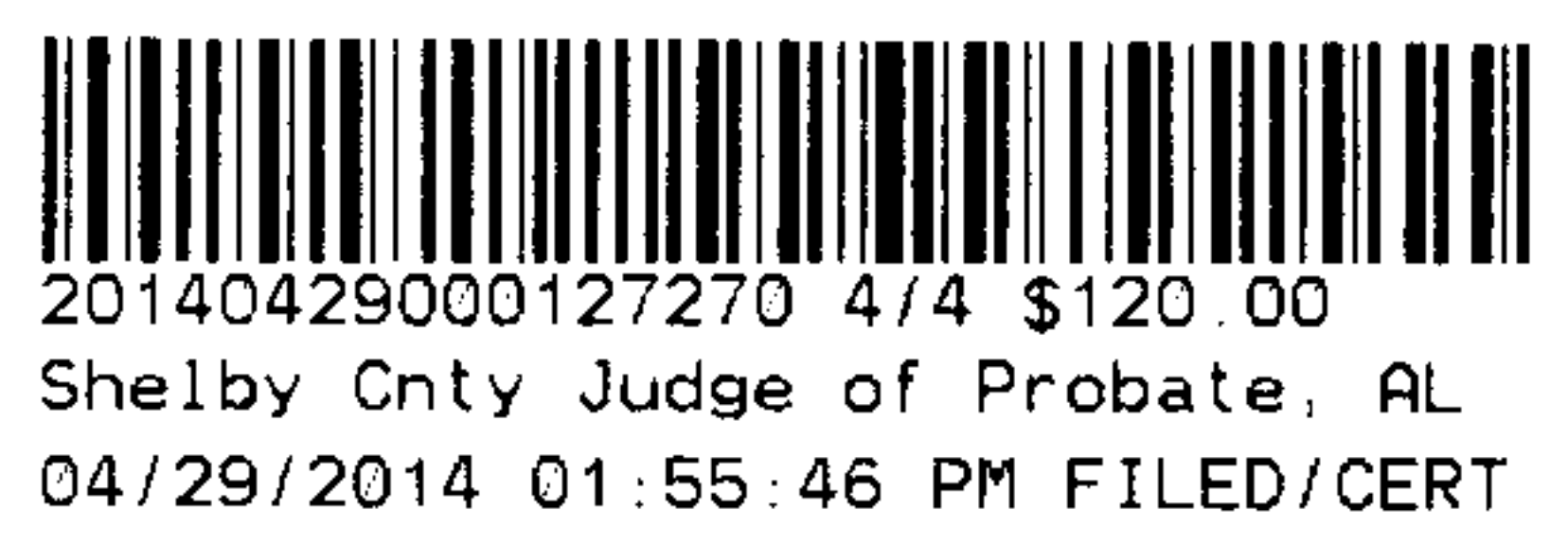
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Francisco A Losada
Mailing Address _____

Grantee's Name Vanina Lusada
Mailing Address 244 Creekside Lane
Prichard, AL 35124

Property Address 244 Creekside Lane
Prichard, AL 35124

Date of Sale 4-21-14
Total Purchase Price \$ _____



or
Actual Value \$ _____
or
Assessor's Market Value \$ 193,800 ÷ 2 = 96,900.00

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 4-22-14

Print Michael Herrera

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one