

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

20141006000311870
10/06/2014 08:14:23 AM
QCDEED 1/4

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P.O. Box 1516
Ocean Springs, MS 39566
228-327-1424

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY
Fair Market Value: \$220,000.00

KNOW ALL MEN BY THESE PRESENTS:

 MUNOZ
48695157
FIRST AMERICAN ELS
QUIT CLAIM DEED

AL

That in consideration of One Dollar (\$1.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, HARRIET BURDETTE a/k/a HARRIET MUNOZ and BERNARDO MUNOZ, as Joint Tenants with Right of Survivorship (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto HARRIET MUNOZ and BERNARDO MUNOZ, Wife and Husband, as Joint Tenants with Right of Survivorship (herein referred to as grantee, whether one or more) the following-described real estate:

Real property in the City of **BIRMINGHAM**, County of **SHELBY**, State of **Alabama**, described as follows:

LOT 10, ACCORDING TO THE SURVEY OF LENOX PLACE, PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 157, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to HARRIET BURDETTE AND BERNARDO MUNOZ, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP from MICHELLE LOPARCO, A MARRIED PERSON, by deed dated November 12, 2004 and recorded December 01, 2004 in Instrument No. 20041201000655630 of official records.

Commonly known as: 194 LENOX DRIVE, BIRMINGHAM, AL 35242

APN #: 03-9-31-0-006-010-000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all

encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 29 day of May, 2014.

Harriet Burdette a/k/a Harriet Munoz
HARRIET BURDETTE a/k/a HARRIET
MUNOZ

Bernardo Munoz
BERNARDO MUNOZ

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that HARRIET BURDETTE a/k/a HARRIET MUNOZ, 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 my hand this the 29 day of May, 2014.

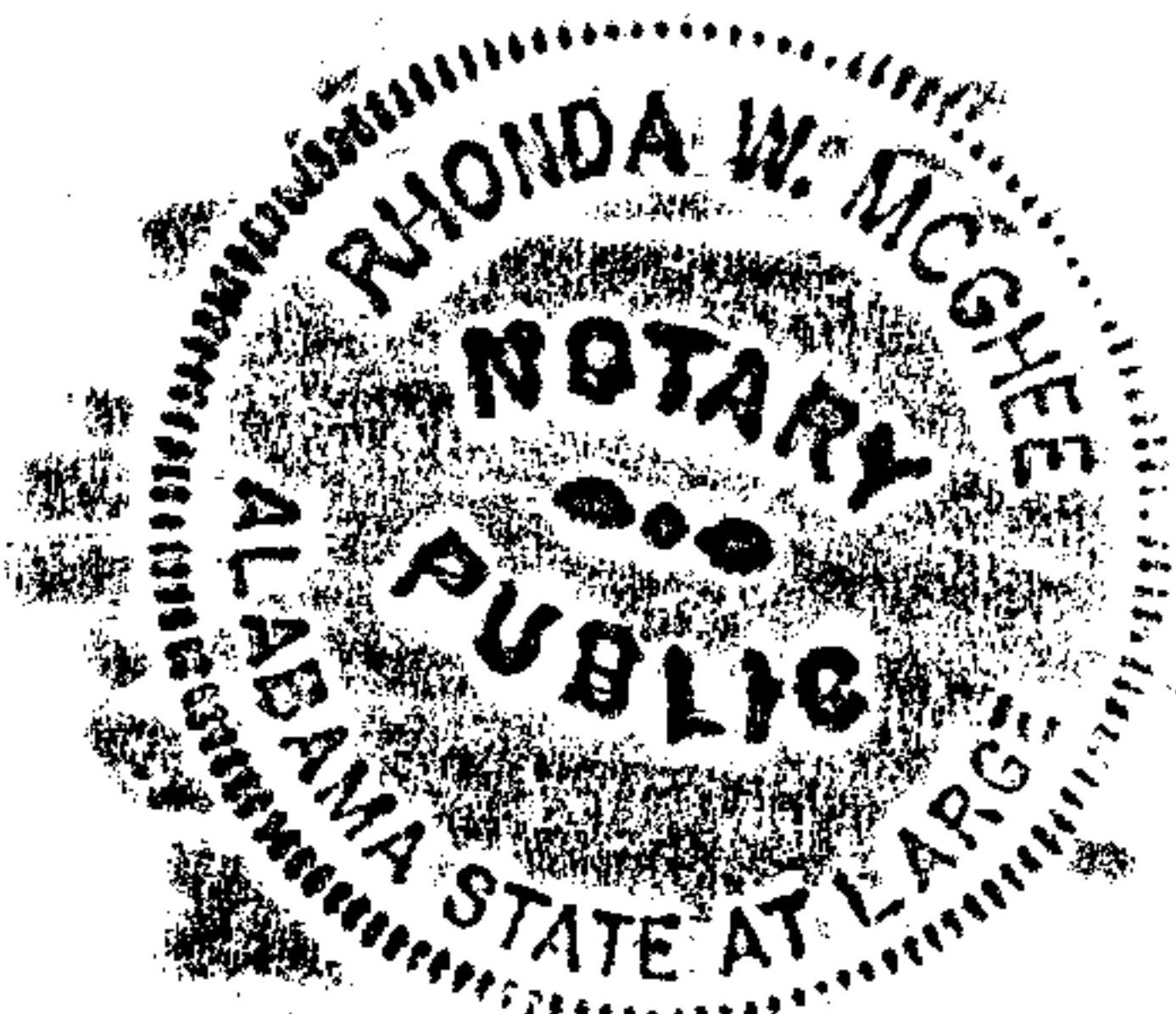
Rhonda W. McGhee
Print Name: Rhonda W. McGhee

Commission Expires: 7-10-16

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that BERNARDO MUNOZ, 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 my hand this the 29 day of May, 2014.



Rhonda W. McGhee
Print Name:

Commission Expires: 7-10-16



First American
MORTGAGE SERVICES

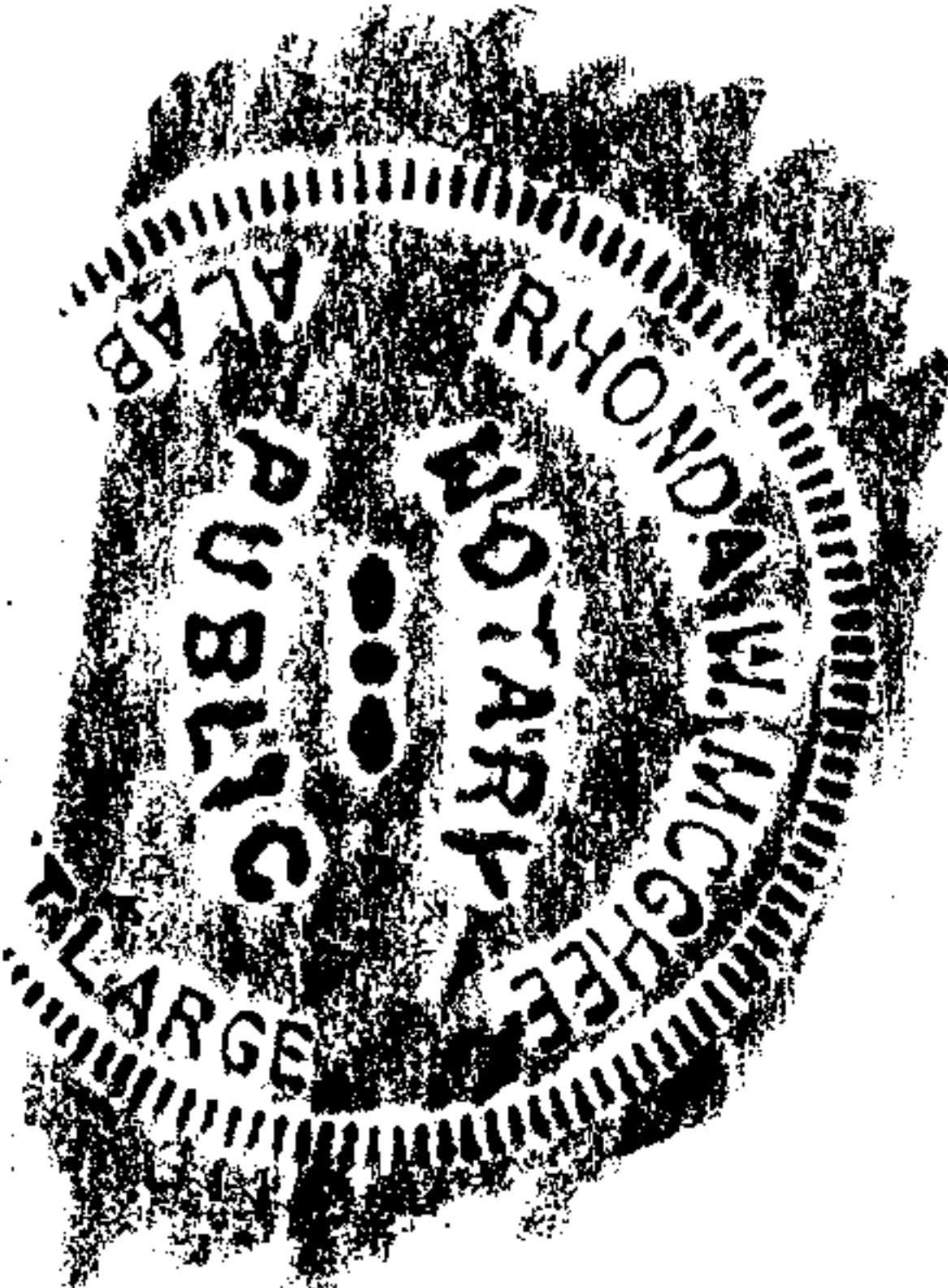
STATE OF: Alabama
COUNTY OF: Shelby

On 5-29-2014, before me, Rhonda W. McGhee,
Personally appeared Bernardo Munoz and
Harriet Munoz personally known to me (or provided
To me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized
capacity(ies); and that by his/her/their signature(s) on the instrument the person(s) or the entity upon
Behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Rhonda W. McGhee

Affix Stamp of Seal Here: My Commission Expires 7-10-16



Real Estate Sales Validation Form

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

Grantor's Name Harriet Burdette AKA
Mailing Address Harriet Munoz
2800 Riverview Rd.
Birmingham AL 35242

Grantee's Name Harriet Munoz &
Mailing Address Bernardo Munoz
2800 Riverview Rd.
Birmingham AL 35242

Property Address 194 Lenox Dr.
Birmingham AL
35242

Date of Sale 5-29-14
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 220,000.00

2/3 of the FMV = \$147,000.00

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) 20141006000311870

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other
10/06/2014 08:14:23 AM
QCDEED 4/4

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 10-2-14



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/06/2014 08:14:23 AM
\$25.00 CHERRY
20141006000311870

Print Cynette Voelkel

[Signature]

gn

Cynette Voelkel

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1