

Commitment Number: 451439

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ROBERTO ANTONIO ESCOBAR
523 WALKER ROAD, PELHAM, ALABAMA 35124

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-6-23-4-010-018.000

QUITCLAIM DEED

ROBERTO ANTONIO ESCOBAR, having acquired title as a married man, now divorced and not remarried, hereinafter grantor, whose tax-mailing address is **523 WALKER ROAD, PELHAM, ALABAMA 35124**, for \$0.00 (Zero Dollars and no cents) in consideration paid, grants and quitclaims to **ROBERTO A. ESCOBAR**, unmarried, hereinafter grantee, whose tax mailing address is **523 WALKER ROAD, PELHAM, ALABAMA 35124**, the following real property:

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

LOT 218, ACCORDING TO THE SURVEY OF THE VILLAGE AT STONEHAVEN, PHASE 2, AS RECORDED IN MAP BOOK 26, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

P.I.D#: 13-6-23-4-010-018.000

Property Address is: 523 WALKER ROAD, PELHAM, ALABAMA 35124

Prior instrument reference: Recorded 1-13-2007
Inst. NO. 2007013100004689

Executed by the undersigned on Oct. 31., 2014:

Roberto A. Escobar
ROBERTO ANTONIO ESCOBAR

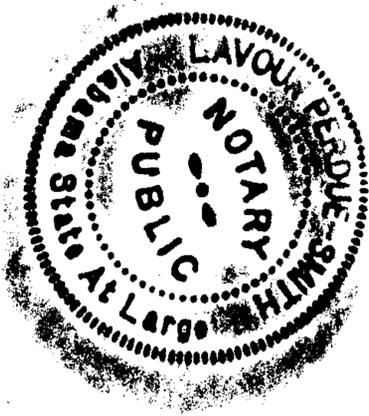
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **ROBERTO ANTONIO ESCOBAR** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of Oct., 2014

Lavon Perdue-Smith
Notary Public

Exp. 1/5/16



20141112000356190 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/12/2014 02:03:08 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Robert ANTONIO ESCOBAR
Mailing Address 523 WALKER ROAD
PEINAM, AL 35124

Grantee's Name Robert ANTONIO ESCOBAR
Mailing Address 523 WALKER ROAD
PEINAM, AL 35214

Property Address 523 WALKER ROAD
PEINAM, AL 35124

Date of Sale Oct 31, 2014
Total Purchase Price \$



20141112000356190 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/12/2014 02:03:08 PM FILED/CERT

Actual Value \$
or
Assessor's Market Value \$ 110,000.00

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)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other ASSESSED VALUE

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 11-10-2014

Print CHRISTINA ARISMAN

Unattested

(verified by) [Signature]

Sign

(Grantor/Grantee/Owner/Agent) circle one [Signature]