



20141211000389000 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/11/2014 11:02:10 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

Recording requested by: Hernandez

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Juan & Teresa Hernandez

Name Mack McKinzie

Address: 115-B Hilltop Business Dr.

Address 34 E. Ridge Road

City/ State/Zip: Pelham, Al. 35124

City/State/Zip Laurel, MS. 39440

Property Tax Parcel/Account Number: 217352001008.002

Quitclaim Deed

Quin B AA
This Quitclaim Deed is made on December 7, 2014, between Ralph W. McKinzie (Divorced),
Grantor, of 34 E. Ridge Road, City of Laurel, State of
Mississippi, and Juan & Teresa Hernandez, Grantee, of 115-B Hilltop Business Dr.,
City of Pelham, State of Alabama.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 55 McKinzie Lane,
City of Columbiana, State of Alabama :

LOT 2 OF MCKINZIE ESTATES SUBDIVISION LOCATED IN SHELBY COUNTY, ALABAMA,
AS RECORDED IN MAP BOOK 29 PAGE 059, Indexing S: 35 T: 21S R: 01W Subject to easement
of 60 foot wide between Lot 1 and Lot 3 of McKinzie Estates, also 20 foot wide easement on the
backside of Lot 3,4,5 Not the homestead of the Grantor. Grantee's are
Husband & Wife Consideration value of \$5,000.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of re-
cording of this deed.



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Dated: 12-8-2014

Ralph W. McKinzie
Signature of Grantor

Ralph W. McKinzie
Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

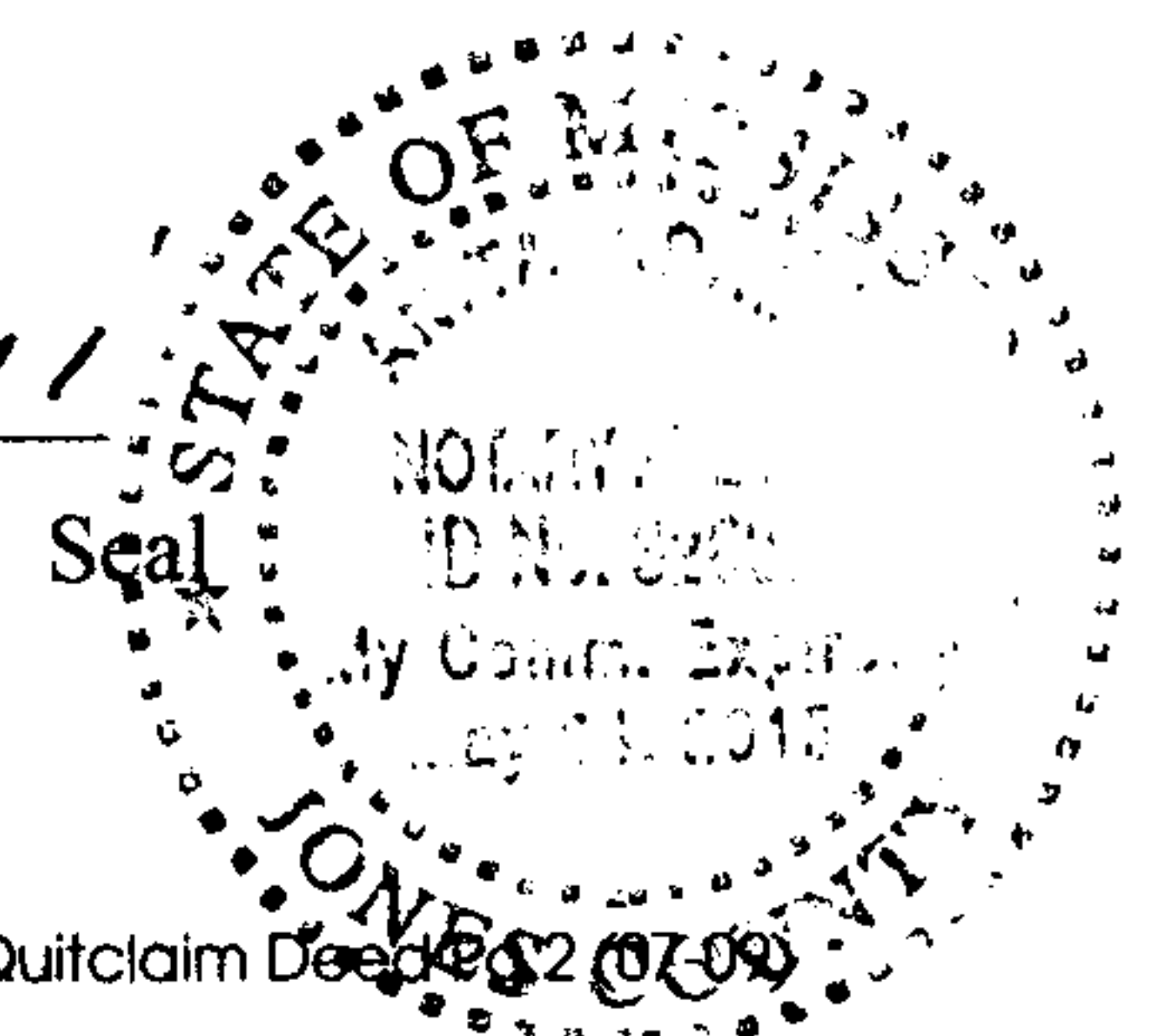
State of Mississippi County of JONES
On 12-8-2014, the Grantor, Ralph W. McKinzie,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Ainta Adams
Notary Signature

Notary Public,

In and for the County of JONES State of Mississippi

My commission expires: 5-4-2015



Send all tax statements to Grantee.

Real Estate Sales Validation Form

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

Grantor's Name Ralph W. McKinzie
Mailing Address 34 E Ridge Rd
Taurel MS 39440

Grantee's Name Juan & Teresa Hernandez
Mailing Address 115 B Hilltop Business Dr.
Pelham AL 35124

Property Address _____

Date of Sale 12-3-2014
Total Purchase Price \$ 5,000.00
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 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 12-11-14

Print Teresa Hernandez

☐ Unattested

Sign Teresa Hernandez

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1