

**\*\*\*NO CERTIFICATION AS TO TITLE\*\*\***

Send Tax Notice To:

Victoria Arango  
4309 Bent River Parkway  
Hoover, AL 35216

STATE OF ALABAMA )  
JEFFERSON COUNTY)

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Dollars (\$100.00) and all other valuable consideration to the undersigned Grantor(s), in hand paid by the grantee(s) herein, the receipt whereof is acknowledged, I, **DOUGLAS H. COONER**, a married man, does grant, bargain, sell and convey my interest unto **VICTORIA ARANGO**, a married woman, (Grantee)( my spouse), granting her a 100% interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Address: **4309 Bent River Parkway, Hoover, AL 35216**

Legal Description:

**Bent River PH 4 ; P Lot: 135 ; Map Book 41 Page: 064 S: 20 T: 19S R:02W Acres: 0.1728 Dim: 80.79 X 110.00, recorded in the Probate Office of Shelby County, Alabama.**

***Subject to:***

**All easements, restrictions, covenants, encumbrances, rights of way or record: taxes for 2001 and subsequent years not yet due and payable.**

***The current deed is recorded in the Shelby County Judge of Probate.***

*And I do for ourselves and for our heirs, executors and administrators covenant with the Grantee, her heirs and assigns forever, that we are lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted in the previous Warranty deed, that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.*

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 13<sup>TH</sup> day of

APRIL, 2015.

  
DOUGLAS H. COONER, Grantor


STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, Helwa Ibrahim, a Notary Public in and for said County, in said State, hereby certify that Douglas H Cooner, whose names are 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 executes the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>TH</sup> day of APRIL, 2015.

Helwa Mousa Ibrahim  
NOTARY PUBLIC  
My commission expires: 11-13-2019

PREPARED BY:  
LINDA A. FIVEASH, ESQ.  
1901 RICHARD ARKINGTON BLV  
BIRMINGHAM, AL 35209  
25-939-4141 OFFICE.

  
20150417000124910 2/3 \$147.00  
Shelby Cnty Judge of Probate, AL  
04/17/2015 03:33:38 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 DOUGLAS H. GONZA  
Mailing Address 4309 BOWT RIVER PKWY  
HOUSTON, AL 35216

Grantee's Name VICTORIA MANGO  
Mailing Address 4309 BOWT RIVER PKWY  
HOUSTON, AL 35216

Property Address 4309 BOWT RIVER PKWY  
HOUSTON, AL 35216

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 245,000.

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 253,400 1/2 126,700.



20150417000124910 3/3 \$147.00  
Shelby Cnty Judge of Probate, AL  
04/17/2015 03:33:38 PM FILED/CERT

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

☐ Appraisal

☐ Sales Contract

☒ Other SHELBY CO. TAX APPRAISOR

☐ Closing Statement

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 4/17/15

Print DOUGLAS H. GONZA

☒ Unattested

Karen Nelson  
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one