

20151201000409570
12/01/2015 09:16:31 AM
QCDEED 1/4

RECORD AND REQUESTED BY:
MANUEL PLASCENCIA AND
DORIS IVANNA JASSO
112 BROOK CREEK
PELHAM, AL 35124
File No. AL232783

Prepared By:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:
13 6 23 2 003 013.000

QUIT CLAIM DEED

This indenture Made this 27 day of October 2015, by and between **MANUEL PLASCENCIA, A MARRIED MAN JOINED BY HIS SPOUSE DORIS IVANNA JASSO, AND ROSA AMEZCUA DEJASSO, AN UNMARRIED WOMAN**, whose post office address is 112 BROOK Creek, Pelham, AL 35124, as Grantor(s), and **MANUEL PLASCENCIA AND DORIS IVANNA JASSO, HUSBAND AND WIFE**, whose post office address is 112 BROOK Creek, Pelham, AL 35124, as Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 112 BROOK Creek, Pelham, AL 35124

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded June 3, 2003 among the Official Property Records of Shelby County, Alabama as Instrument No. 20030603000344100.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 27 day of October, 2015

[Signature]
Manuel Plascencia

[Signature]
Doris Ivanna Jasso DS

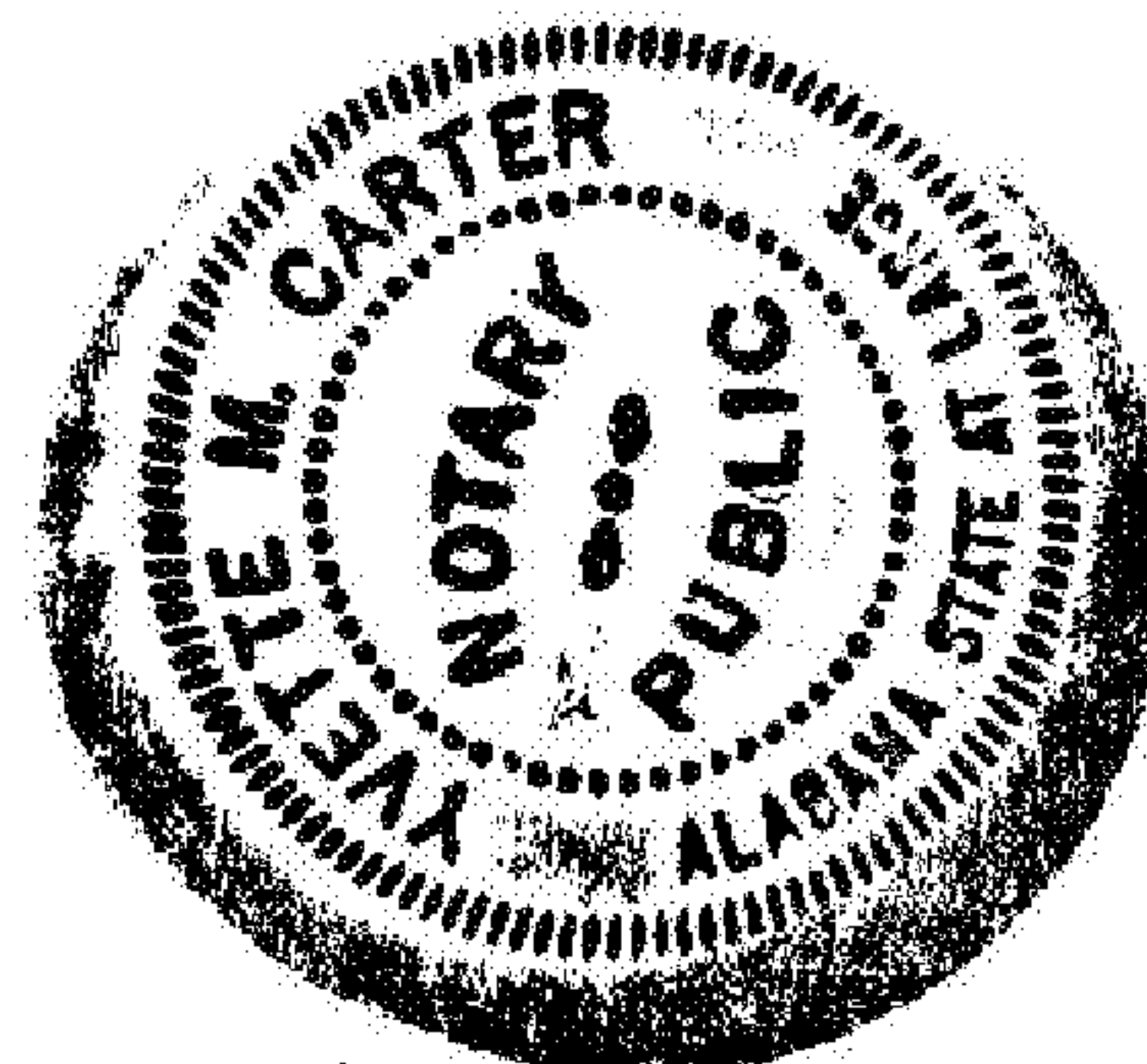
[Signature]
Rosa Amezcua Dejasso

STATE OF Alabama
COUNTY OF Shelby

I, Yvette M. Carter, a Notary Public in and for said County in said State, hereby certify that Manuel Plascencia, Doris Ivanna Jasso, and Rosa Amezcua Dejasso whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 20 15.

[Signature]
NOTARY PUBLIC
Printed Name: Yvette M. Carter
My Commission Expires: 10/29/18



Total Purchase Price or Fair 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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.

Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

The following described real estate situated in SHELBY County, Alabama, to wit:

Lot 57, according to the survey of Ivy Brook, Phase 2, 2nd Addition, as recorded in Map Book 20, Page 4, in the Probate Office of Shelby County, Alabama.

AKA 112 BROOK Creek, Pelham, Alabama 35124

PID # 13 6 23 2 003 013.000

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name MANUEL PLASCENCIA & DORIS IVANNA
 Mailing Address JASSO & ROSA AMEZCUA DEJASSO
112 BROOK Creek
Pelham, AL 35124

Grantee's Name MANUEL PLASCENCIA AND DORIS IVANNA JASSO
 Mailing Address 112 BROOK Creek
Pelham, AL 35124

Property Address 112 BROOK Creek
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 166,100

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 SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

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 10-27-2015

Print MANUEL PLASCENCIA & DORIS IVANNA JASSO

Unattested _____

Sign _____

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/01/2015 09:16:31 AM
 \$189.50 CHERRY
 20151201000409570

Print Form

Form RT-1