

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

20160718000249030  
07/18/2016 10:38:48 AM  
DEEDS 1/3

Order Number:  
51296030LA

**QUIT CLAIM DEED**

STATE OF ALABAMA	)	Send Future Tax Notices to:
	)	279 Ivy Hills Circle
COUNTY OF SHELBY	)	Calera, AL 35040

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **ELVIRA ROMERO**, a married woman, joined by her spouse, **CARL WOODALL**, and **PEDRO SERRANO**, an unmarried man, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **ELVIRA ROMERO**, a married woman, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 19, according to the plat of Old Ivy Subdivision, Phase II, being a Resurvey of portions of Lots 22 - 32 Tract Fifty One Subdivision, Parcel "B", as recorded in Document No. 20051027000561200 and Map Book 36, Page 6-A and Page 6-B, in the Office of the Judge of Probate of Shelby County, Alabama

**Prior Deed Reference: Instrument No. 20070126000040860.**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**



**The above conveyance includes all structures presently built, constructed, or set on the above described property.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property does constitute part of the Grantors' homestead.**

**The fair market value of the property is \$149,300.00.**

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by First American Title Insurance Co.

 **ROMERO**  
**51296030** **AL**  
**FIRST AMERICAN ELS**  
**QUIT CLAIM DEED**  


THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 17<sup>th</sup> day of May, 20 16.

GRANTOR:

\_\_\_\_\_  
WITNESS

[Signature]  
ELVIRA ROMERO

\_\_\_\_\_  
WITNESS

[Signature]  
CARL WOODALL

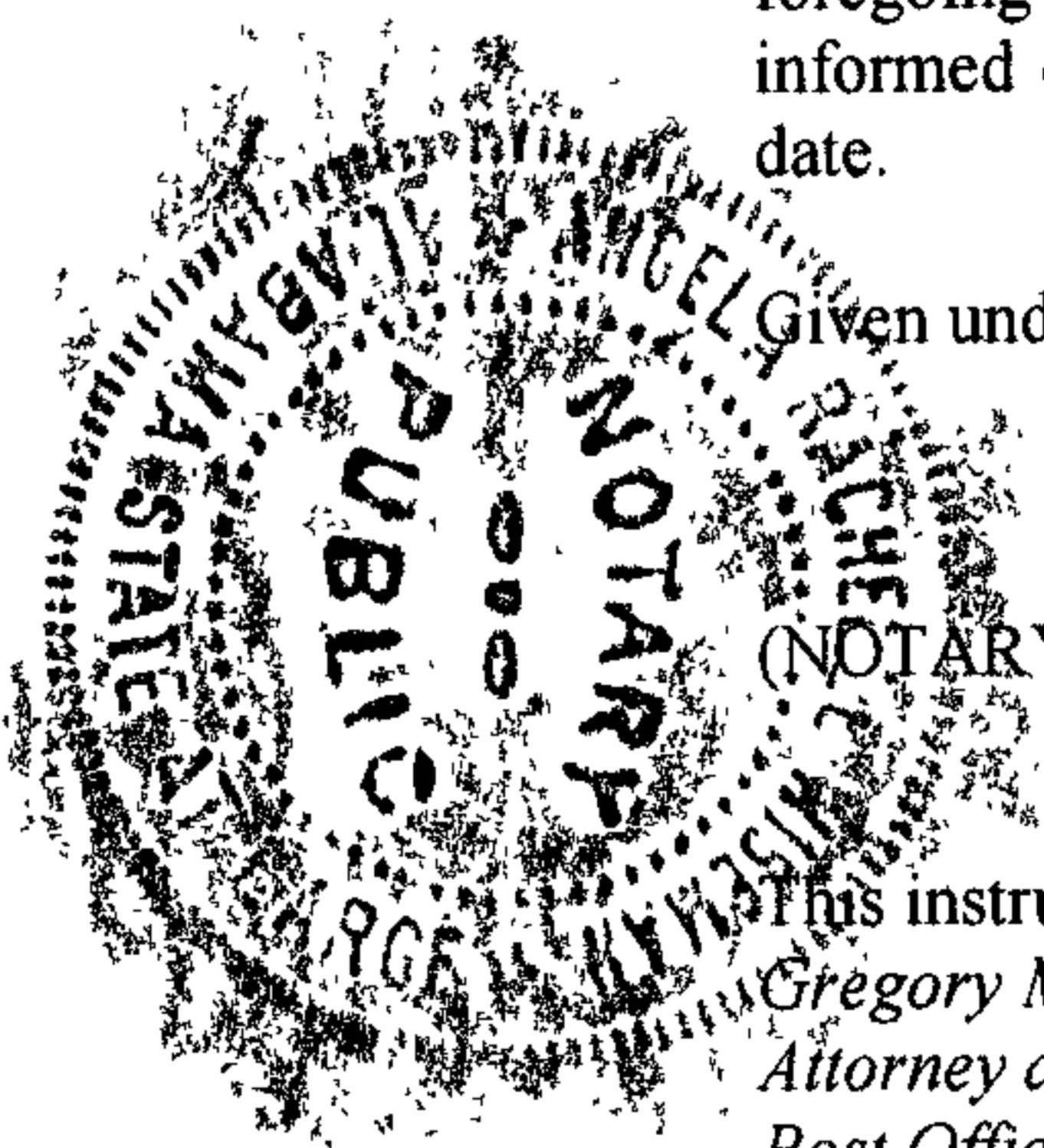
\_\_\_\_\_  
WITNESS

[Signature]  
PEDRO SERRANO

STATE OF ALABAMA     )  
COUNTY OF Chilton    )

I, Angela Rachelle Wiseman a Notary Public for the State of Alabama, do hereby certify that **ELVIRA ROMERO**, **CARL WOODALL**, and **PEDRO SERRANO**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17<sup>th</sup> day of May, 20 16.



(NOTARY SEAL)

Angela Rachelle Wiseman  
Notary Public  
My commission expires: March 9, 2019

This instrument was prepared by:  
Gregory M. Varner, Esq.  
Attorney at Law  
Post Office Box 338  
Ashland, Alabama 36251  
256-354-5464

**EXHIBIT 'A'**

File No.: **51296030LA (gs)**  
Property: **279 Ivy Hills Circle, CALERA, AL 35040**

**LOT 19, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE II, BEING A RESURVEY OF PORTIONS OF LOTS 22 - 32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B", AS RECORDED IN DOCUMENT NO. 20051027000561200 AND MAP BOOK 36, PAGE 6-A AND PAGE 6-B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**A.P.N. 28 6 23 0 000 070.000**

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Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/18/2016 10:38:48 AM  
\$170.50 CHERRY  
20160718000249030

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name and title of the county clerk.