


Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
500 Southland Drive, Suite 214
Birmingham, AL 35226

Send Tax Notice To:
Lizbeth Yahaira Torres-Rodriguez
106 Douglas Drive
Alabaster, AL 35007

QUIT CLAIM DEED


20160926000350970 1/3 \$154.00
Shelby Cnty Judge of Probate, AL
09/26/2016 10:17:41 AM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantors paid by the Grantees herein, the receipt whereof is acknowledged, I, ZHAYRAN A. TORRES-RODRIGUEZ and ANGELA KRISTIN BYRAM (hereinafter referred to as Grantors), do grant, bargain, sell, quit claim, and convey, unto LIZBETH YAHAIIRA TORRES-RODRIGUEZ and LUCIANO FABIAN BARRUETA-CORO (hereinafter referred to as Grantees) for and during their joint lives and upon the death of either, then to the survivor of them in fee simple; any and all interests I (we) may have in the real estate described below situated in Shelby County, Alabama.

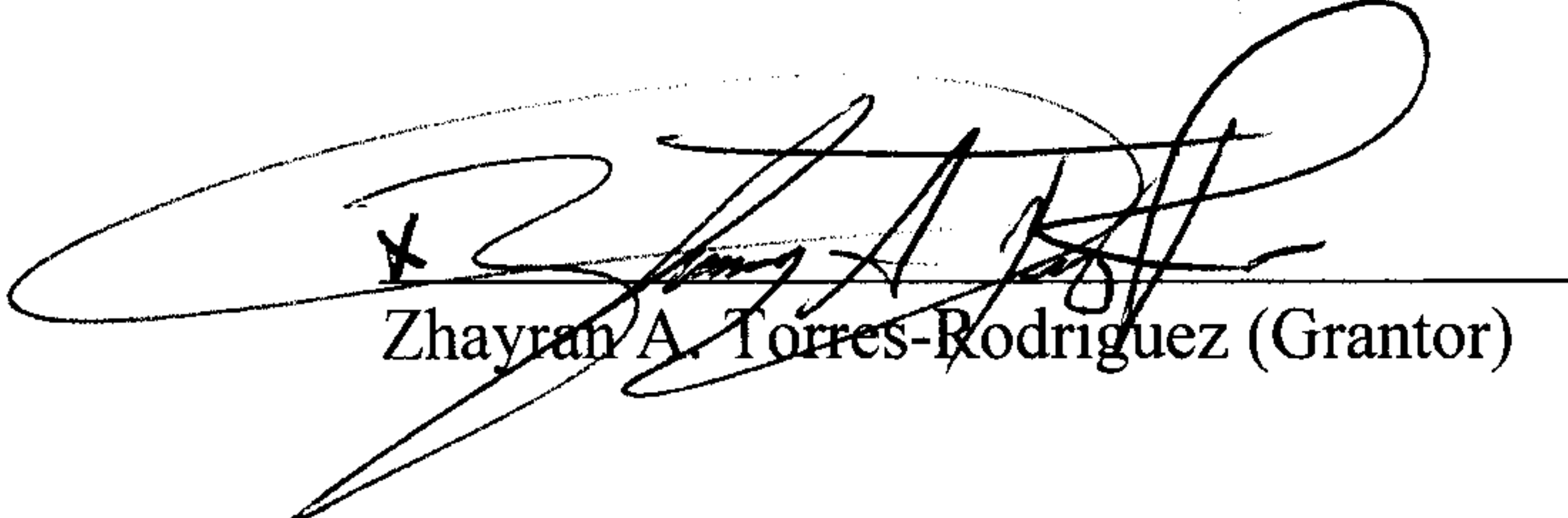
Property Description: Lot 4 according to the Survey of Douglas Meadows, as recorded in Map Book 15, page 80, in the Probate Office of Shelby County, Alabama.

Physical address of property: 106 Douglas Drive, Alabaster, AL 35007.

Grantors do hereby convey, releases, and quitclaims all the grantors' rights (all rights he/she may have at law or in equity), title, and interests in the above described property and premises to the grantee and the grantee's heirs, assigns, forever so that neither grantor or grantors' heirs, legal representatives, or assigns shall have any claim, demand, or right to title of the above listed property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of September, 2016.

Shelby County, AL 09/26/2016
State of Alabama
Deed Tax: \$133.00


Zhayran A. Torres-Rodriguez (Grantor)

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that ZHAYRAN A. TORRES RODRIGUEZ, 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 the conveyance, she has executed the foregoing conveyance.

Given under my hand and official seal, this the 21st day of September, 2016.



NOTARY PUBLIC

PRINTED NAME: ALBERT OSORIO

My Commission Expires: 7/17/17

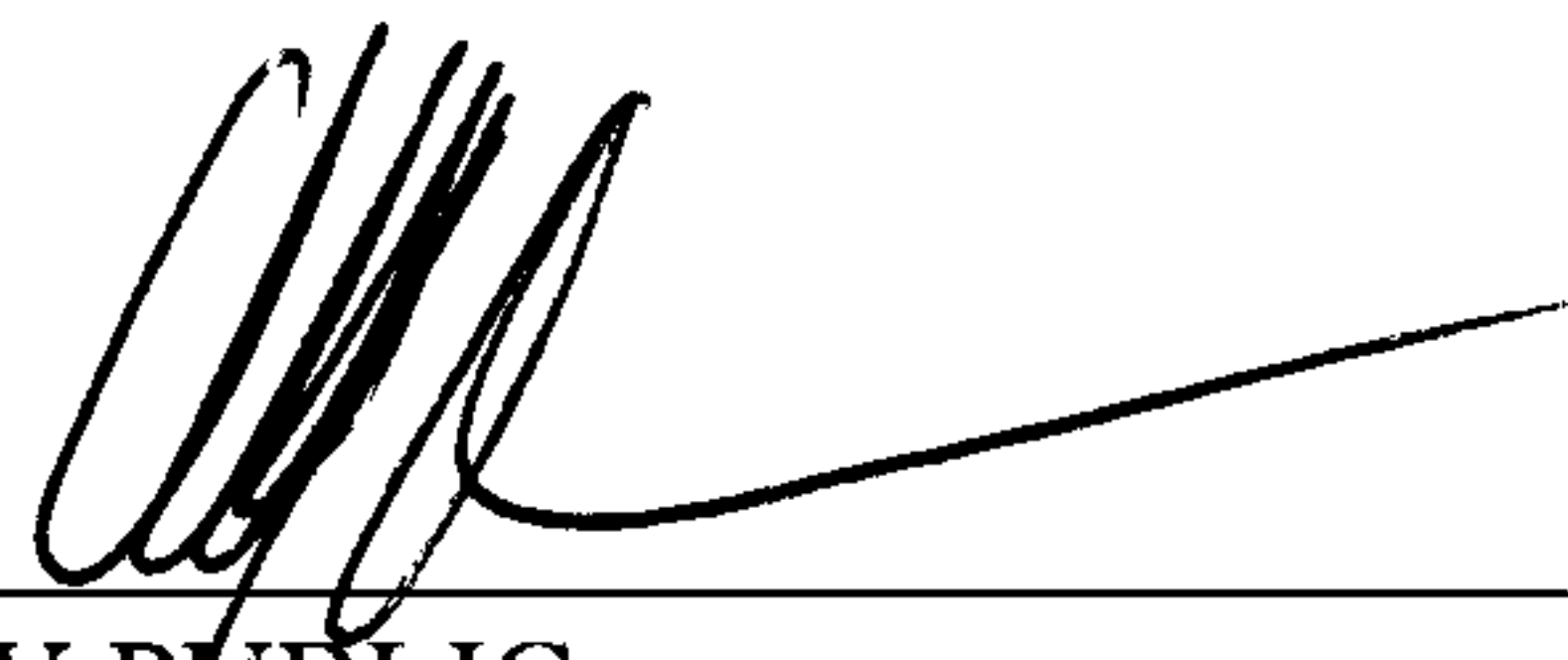

ANGELA KRISTIN BYRAM (Grantor)

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that ANGELA KRISTIN BYRAM, 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 the conveyance, she has executed the foregoing conveyance.


Given under my hand and official seal, this the 21st day of September, 2016.



NOTARY PUBLIC

PRINTED NAME: ALBERT OSORIO

My Commission Expires: 7/17/17


20160926000350970 2/3 \$154.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Zhayran Rodriguez
Mailing Address 6424 Dodd Ln
Bessemer AL 35022

Grantee's Name Lizbeth Rodriguez
Mailing Address 6424 Dodd Ln
Bessemer AL 35022

Property Address 106 Douglas Dr
Alabaster, AL
35007

Date of Sale 9/21/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 132,610

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).

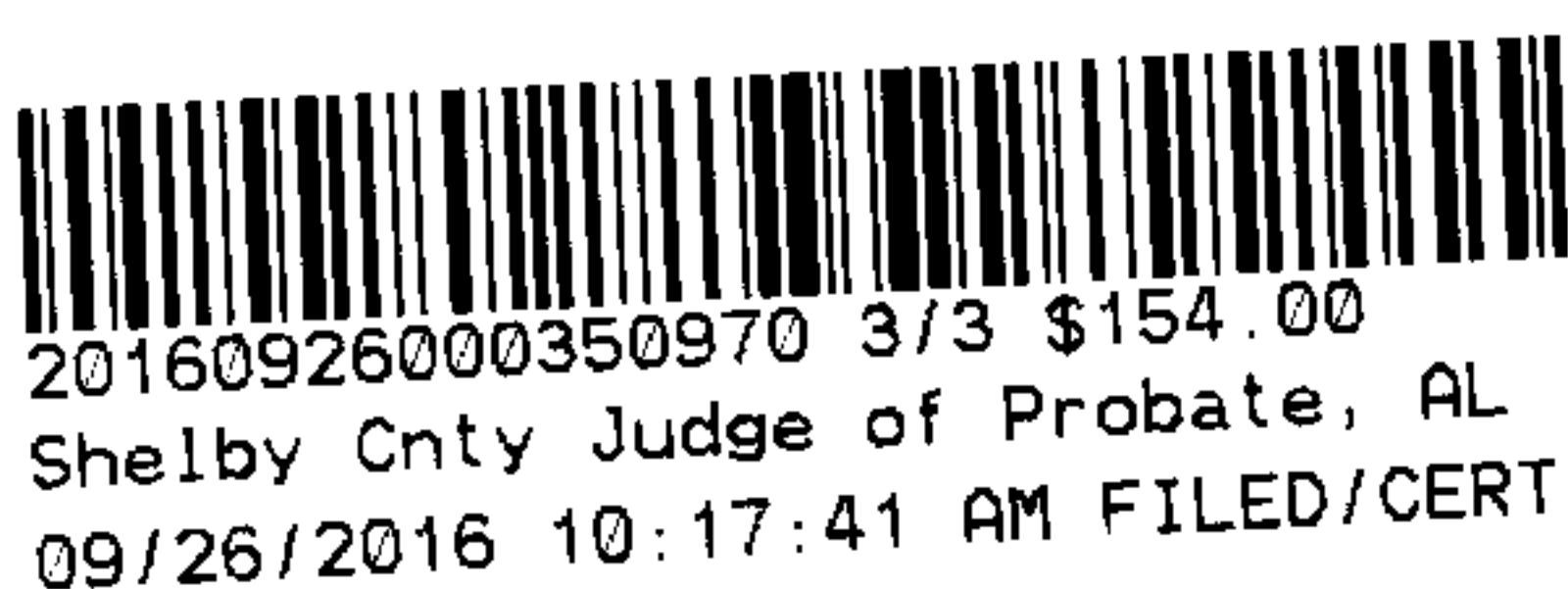
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Lizbeth Y. Torres Rodriguez

Sign Lizbeth Y. Torres
(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested Karen Melsen
(verified by)



Form RT-1