

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:

190 Hwy 223
Montevallo AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Maria Elena Ocampo Arceo, widow of Arnoldo Andrado Gonzalez, deceased**, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Petra Martinez and Rafael Ocampo Arceo**, hereinafter called "Grantees", all my right, title and interest in and to the following real estate, situated in **Shelby County, Alabama**, to wit:

Lot 5 according to the survey of Arceo Family Subdivision as recorded in the Map Book 43, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE: This is not homestead property of the Grantor. This deed is executed to clear title. No consideration paid for this instrument.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 11 day of November, 2016.

GRANTOR


M. Elena Ocampo Arceo
Maria Elena Ocampo Arceo

STATE OF ALABAMA)

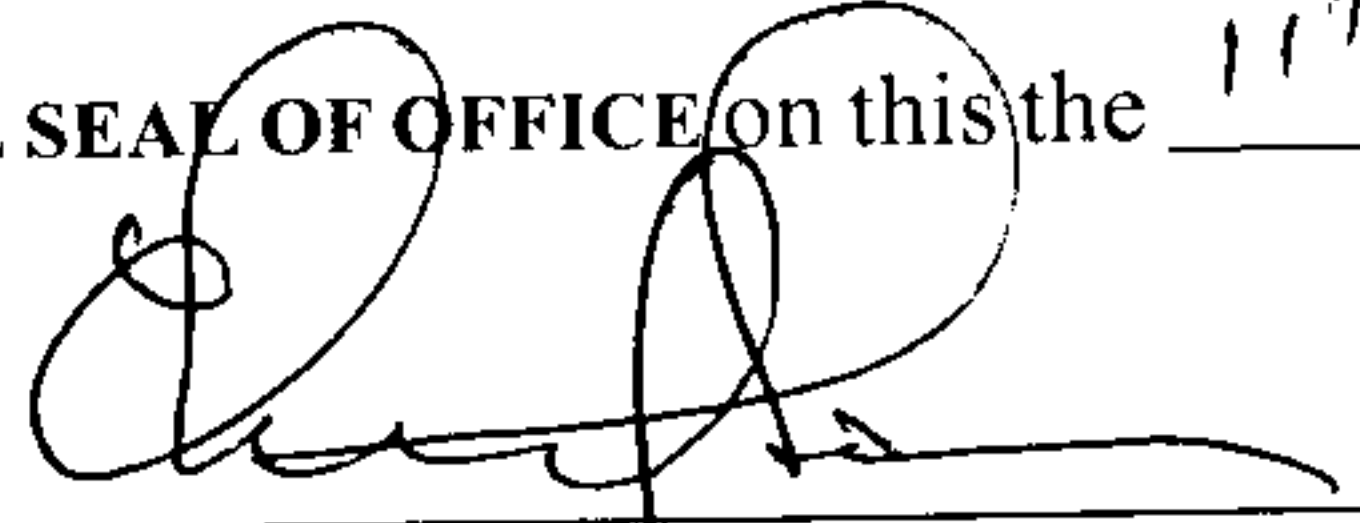
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Maria Elena Ocampo Arceo*, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.


20161213000453940 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/13/2016 11:39:19 AM FILED/CERT

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day
of December, 2016.


NOTARY PUBLIC
My Commission Expires: 4/26/2020



20161213000453940 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/13/2016 11:39:19 AM 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 Maria Arceo
Mailing Address 190 Hwy 223
Montevalle AL 35115

Grantee's Name Petra Martinez
Mailing Address 190 Hwy 223
Montevalle AL 35115

Property Address Lot 5

Date of Sale 12/13/16
Total Purchase Price \$ 20
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 Clear title

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 12/13/16

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20161213000453940 3/3 \$22.00
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