

This instrument was prepared by:
J. Timothy Smith, Attorney-at-Law
3225 Lorna Road
Hoover, Alabama 35216

Send tax notice to:
Israel Santana Espinosa (Grantee)
908 Colonial Drive
Alabaster, AL 35007

STATE OF ALABAMA §
SHELBY COUNTY §

QUITCLAIM DEED (Survivorship)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt of whereof is acknowledged, I, ISRAEL SANTANA ESPINOSA (hereinafter referred to as Grantor) (whose name was incorrectly spelled as "SANTATA" on the previous Statutory Warranty Deed), a married person, do grant, bargain, sell, and convey unto ISRAEL SANTANA ESPINOSA and MARIA DE LOS ANGELES CORREA VENCES (who are married to one another) (hereinafter referred to as Grantees), for and during their joint lives with remainder upon the death of either/any of them, to the survivor(s) of them in fee simple, together with any contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 2, according to the Survey of Valley Forge, as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama.

This conveyance is done between family members to correct the omission of the wife's name on the previous Statutory Warranty Deed; therefore, no title search or examination has been performed.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever, against the lawful claims of all persons.

Preparer of this instrument makes no representation as to the validity of the title contained herein. This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

Physical Address of Property: 908 Colonial Dr.,
Alabaster, AL 35007
Grantees' Names/Address: Israel Santana
Espinosa and Maria De Los Angeles Correa Vences,
both residing at 908 Colonial Dr., Alabaster, AL
35007

Grantor's Name/Address: Israel Santana Espinosa,
908 Colonial Dr., Alabaster, AL 35007
Actual Purchase Price or Actual Value of Property:
\$75,156.00 per Statutory Warranty Deed recorded
March 11, 2015.

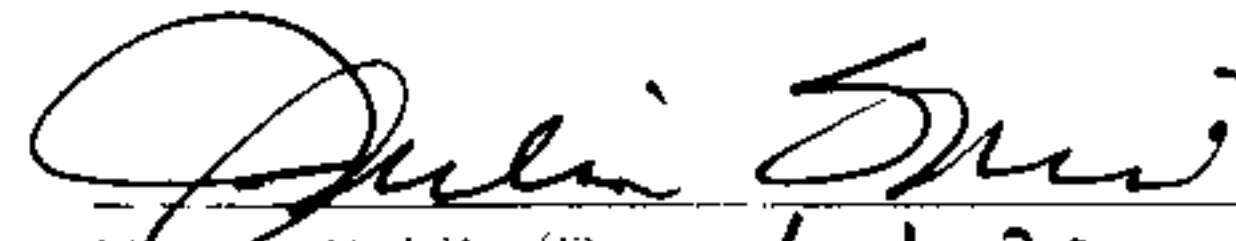
IN WITNESS WHEREOF, I have hereto set my hand and seal this the 30th day of December, 2016.

Israel Santana
Israel Santana Espinosa (Grantor)

STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ISRAEL SANTANA ESPINOSA, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 20 16.


Notary Public (Exp. 6-1-20)


20170104000003600 2/3 \$90.50
Shelby Cnty Judge of Probate, AL
01/04/2017 02:15:45 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1, ^{Maria de los Angeles Correa-Vera}

Grantor's Name Israel Santana-Espinosa Grantee's Name Israel Santana-Espinosa
Mailing Address 908 Colonial Drive Mailing Address 908 Colonial Drive
Alabaster AL 35007 Alabaster AL 35007

Property Address Same

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 139,000 112 = 69,500



20170104000003600 3/3 \$90.50
Shelby Cnty Judge of Probate, AL
01/04/2017 02:15:45 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
☐ 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 1-4-17

Print Israel Santana-Espinosa

☒ Unattested

[Signature]
(verified by)

Sign Israel Santana
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1