
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
300 CAHABA PARK CIRCLE STE 200
BIRMINGHAM, ALABAMA 35242

SEND TAX NOTICE TO:
MARIA H. LARA VILLA
317 ST. CHARLES WAY
HELENA, ALABAMA 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is acknowledged, WE, ISRAEL HERNANDEZ AND MARIA H. LARA VILLA, HUSBAND AND WIFE, (herein referred to as GRANTORS) do hereby release, remise, quitclaim, grant, sell and convey unto MARIA H. LARA VILLA (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 39, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE THREE, SECTOR 3, AS RECORDED IN MAP BOOK 22, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

TO HAVE AND TO HOLD Unto the said GRANTEE and her heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTORS, ISRAEL HERNANDEZ AND MARIA H. LARA VILLA, have hereunto set their signatures and seals, this the 20th day of January, 2017.


ISRAEL HERNANDEZ


MARIA H. LARA VILLA

20170127000034250 01/27/2017 03:38:20 PM DEEDS 2/3

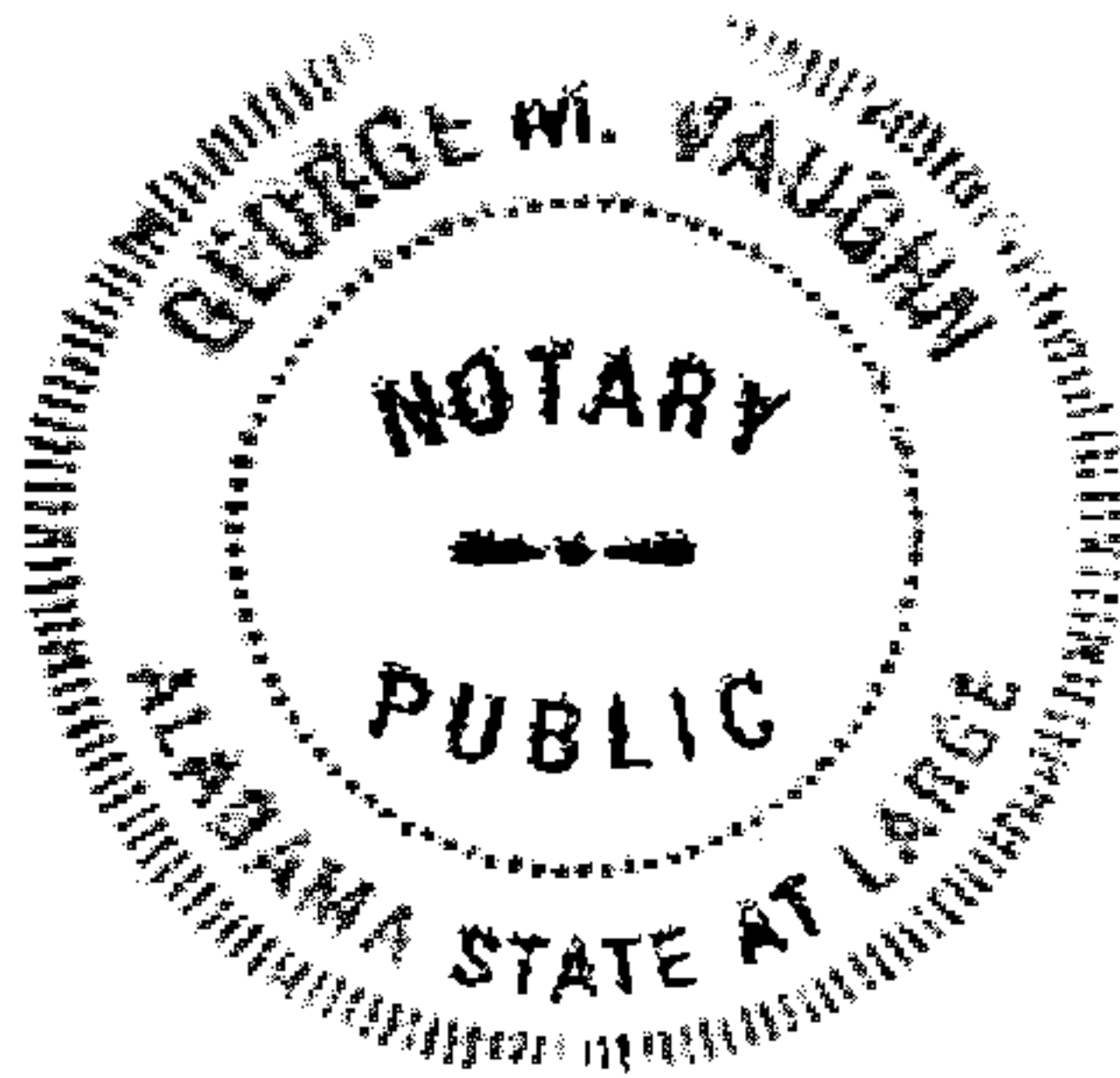
STATE OF ALABAMA)


COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that ISRAEL HERNANDEZ, 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 our hand this the 20th day of January 2017.





Notary Public

My commission expires: 9/18/2017

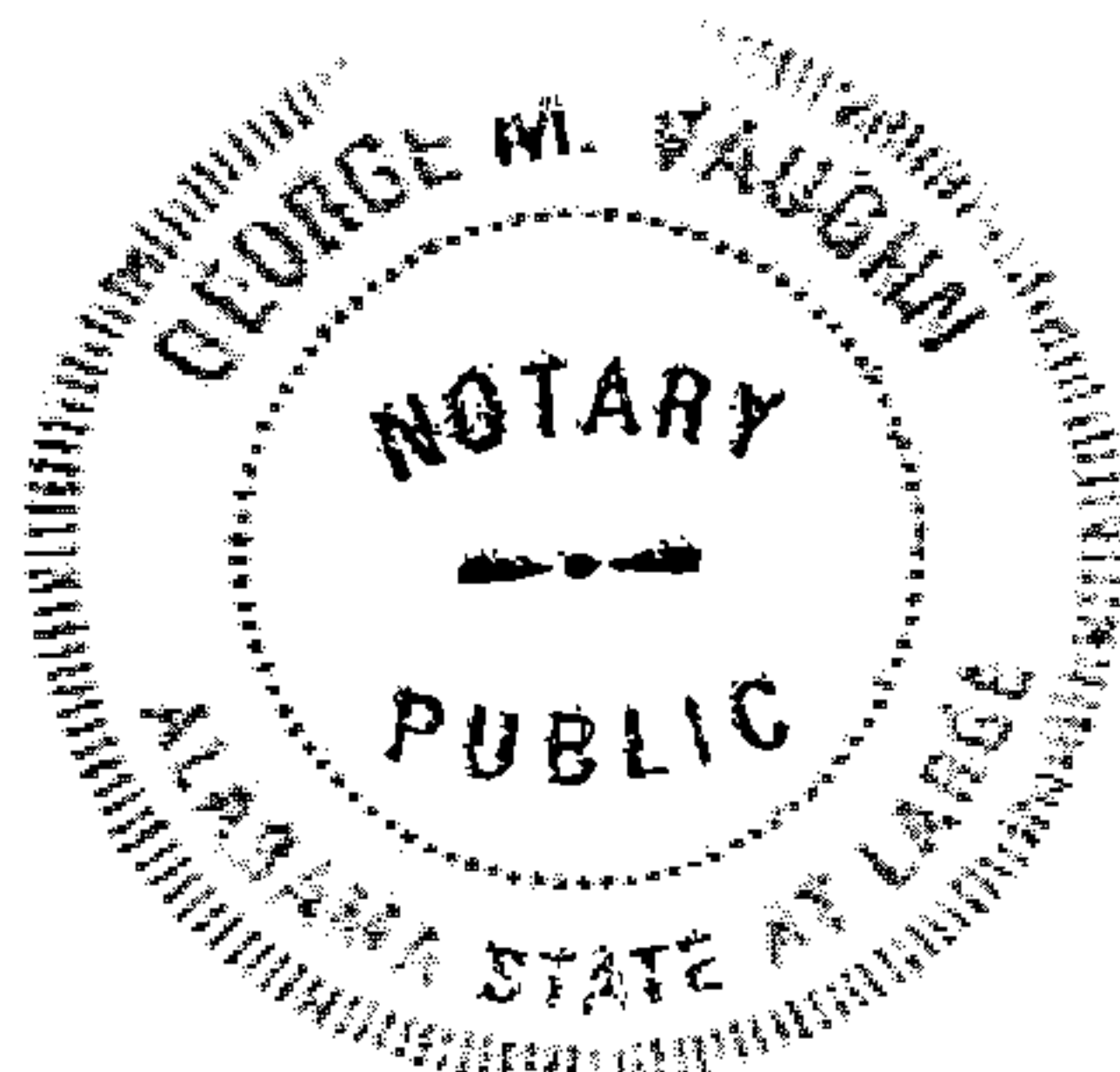
STATE OF ALABAMA)

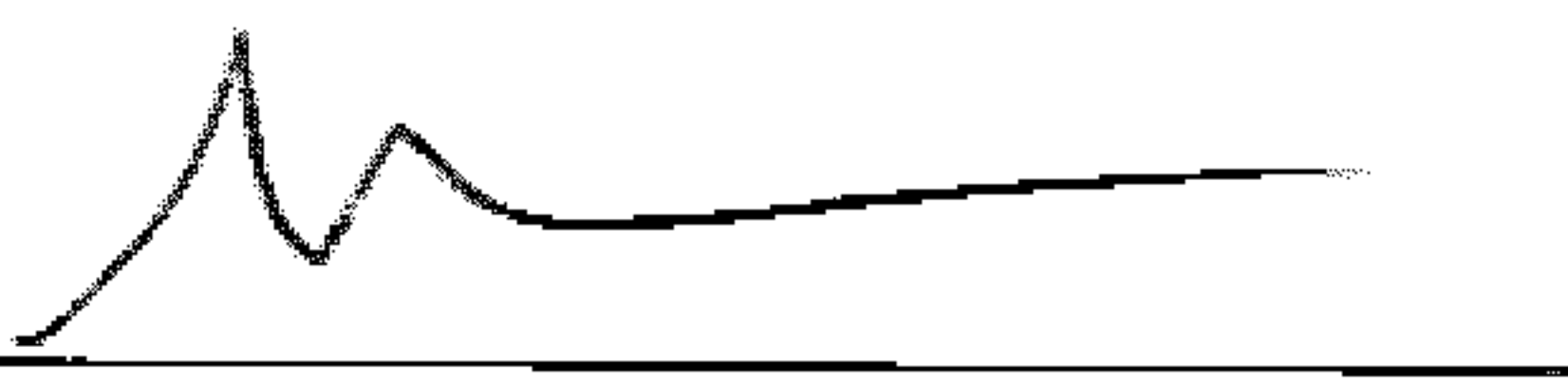
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that MARIA H. LARA VILLA, 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 executed the same voluntarily on the day the same bears date.

Given under our hand this the 20th day of January 2017.





Notary Public

My commission expires: 9/18/2017

Real Estate Sales Validation Form

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

Grantor's Name Israel Hernandez
Mailing Address 317 St Charles Way
Helena AL 35880

Grantee's Name Maria H. Lara Villa
Mailing Address 317 St. Charles Way
Helena AL 35880

Property Address 317 St Charles Way
Helena AL 35880

Date of Sale 11/20/2017
Total Purchase Price \$ 10,000

or
Actual Value \$ _____

20170127000034250 01/27/2017 03:38:20 PM DEEDS 3/3 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 Husband and wife to wife only

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 11/20/2017

Print George M. Vaughn

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/27/2017 03:38:20 PM
\$31.00 CHERRY
20170127000034250

[Signature]