


This instrument was prepared by:
Jonathan A. Spann
Morrison & Spann, LLC
Post Office Box 278
Columbiana, Alabama 35051

Please send tax notice to:
Liliana Martinez Zamora
2112 Massey Road
Alabaster, Alabama 35007

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170420000134790 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
04/20/2017 11:47:01 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of _____ Dollars (\$ _____), and other good and valuable consideration, the undersigned, William Vardaman, Jr. a married man, and Sherry Vardaman, a married woman, (hereinafter called "Grantors") hereby remise, release, quit claim, grant, sell, and convey to, Liliana Martinez Zamora, an unmarried woman, (hereinafter called "Grantee") all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 2 West, and thence run Eastwardly along the North line of said 1/4 1/4 Section for a distance of 304.0 feet to the point of beginning of the parcel herein described; thence continue along the North line of said 1/4 1/4 Section a distance of 100.0 feet; thence turn an angle to the right of 88 deg. 40' and run along the West line of the property heretofore conveyed to Lavern Smith and wife, Joan Smith in Deed Book 357, Page 903 for a distance of 210 feet; thence turn an angle to the right of 91 deg. 20 min. for a distance of 100.0 feet; thence run North a distance of 210.0 feet to the point of beginning.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD in fee simple, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quit Claim Deed on the 20th day of April, 2017.

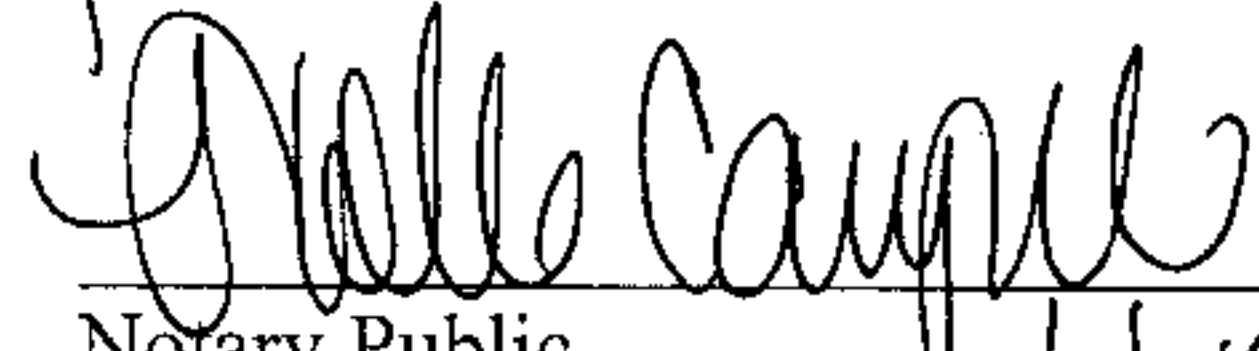
Shelby County, AL 04/20/2017
State of Alabama
Deed Tax: \$9.50



WILLIAM VARDAMAN, JR.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that William Vardaman, Jr., whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executes the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of April, 2017.


Notary Public
My Commission Expires: 4.30.18

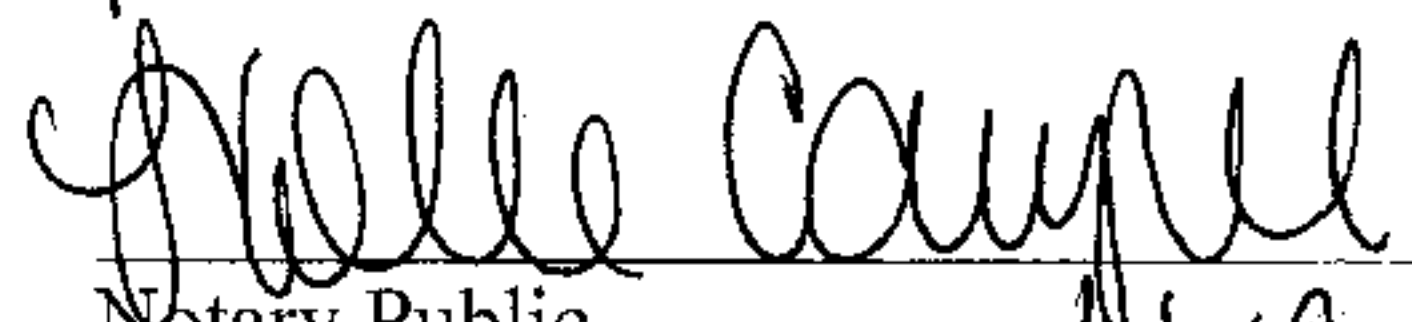

20170420000134790 2/3 \$30.50
Shelby Cnty Judge of Probate, AL
04/20/2017 11:47:01 AM FILED/CERT


SHERRY VARDAMAN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that Sherry Vardaman, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executes the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of April, 2017.


Notary Public
My Commission Expires: 4.30.18

Real Estate Sales Validation Form

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

Grantor's Name William Vardaman
Mailing Address 170 Co Rd 91
Jemison AL 35085

Grantee's Name Liliiana Martinez Zamora
Mailing Address 2112 Massey Rd
Alabaster, AL 35007

Property Address 2112 Massey Rd
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 9,200.00



20170420000134790 3/3 \$30.50
Shelby Cnty Judge of Probate, AL
04/20/2017 11:47:01 AM 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 4/20/17

Unattested

(verified by)

Print

Sign

Liliiana Martinez Zamora Liliiana Martinez
Zamora

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1