

PREPARED BY:

Maria F. Briones-Ortega
587 Union Station PL
Calera, AL 35040

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Maria F. Briones-Ortega
587 Union Station PL
Calera, AL 35040

MAIL TAX STATEMENTS TO:

Maria F. Briones Ortega
587 Union Station PL
Calera, AL 35040



20170803000281530 1/4 \$173.00
Shelby Cnty Judge of Probate, AL
08/03/2017 04:32:41 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 30th day of August, 2017, between Guillermo Gonzalez-Lopez, a married person, whose address is 587 Union Station PL, Calera, Alabama 35040 ("Grantor"), and Maria F. Briones-Ortega, a married person, whose address is 587 Union Station PL, Calera, Alabama 35040 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Shelby County, Alabama, described as:

Lot 101, according to the Survey of Union Station Phase II, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: _____, Volume/Book _____, Page _____, Document No. 20110916000275110, of the Recorder of Shelby, Alabama, recorded Friday, September 16, 2011.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Shelby County, AL 08/03/2017
State of Alabama
Deed Tax: \$149.00



20170803000281530 2/4 \$173.00
 Shelby Cnty Judge of Probate, AL
 08/03/2017 04:32:41 PM FILED/CERT

Tax/Parcel ID Number: 28-3-06-0-008-049.00

IN WITNESS WHEREOF the Grantor has executed this deed on the 3rd day of August, 2017.

8/3/2017

Date

Guillermo Gonzalez Lopez
 Guillermo Gonzalez-Lopez, Grantor

The State of Alabama
Shelby County

I, Aurora G. Briones, hereby certify that Guillermo Gonzalez Lopez 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 3rd day of August, A. D. 2017.

Aurora G. Briones
 Notary Public

My Commission expires: Alabama State at Large
Aurora G. Briones
 Commission Exp. 2-23-2021

IN WITNESS WHEREOF the Grantee has executed this deed on the 3rd day of August, 2017.

8/3/2017

Date

Maria F. Briones-Ortega
 Maria F. Briones-Ortega, Grantee

The State of Alabama
Shelby County

I, Aurora G. Briones, hereby certify that Maria F. Briones-Ortega 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 3rd day of August, A. D. 2017.

Aurora G. Briones
 Notary Public

My Commission expires: Alabama State at Large
Aurora G. Briones
 Commission Exp. 2-23-2021

Witnessed by:

Printed name: Karla Y Briones
Address: 103 Meadowlark PL
Alabaster, AL 35007


Printed name: David Lopez
Address: 142 Waterford Cove Dr
Calera, AL 35040



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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 Guillermo Gonzalez
Mailing Address 587 Union Station PL
Calera, AL 35040

Grantee's Name Maria Briones
Mailing Address 587 Union Station PL
Calera, AL 35040

Property Address 587 Union Station PL
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 149,000.00

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 _____


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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 8/3/17

Print Maria Briones

☐ Unattested

Sign Maria Briones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1