

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
Greystone Title, L.L.C.
193 Narrows Drive #103
Birmingham, AL 35242

20170810000290280
08/10/2017 03:17:12 PM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **CLAUDIA B. HERNANDEZ BUGNA, a married person** (the “Grantor”), does hereby remise, release, quitclaim and convey unto **URUGUAY PROPERTIES B, LLC, an Alabama limited liability company** (hereinafter referred to as the “Grantee”), all of the Grantor's right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 12A, according to the Resurvey of Lots 11-14 of Meadow Brook Townhomes – Phase III, as recorded in Map Book 34, Page 29, in the Probate Office of Shelby County, Alabama.

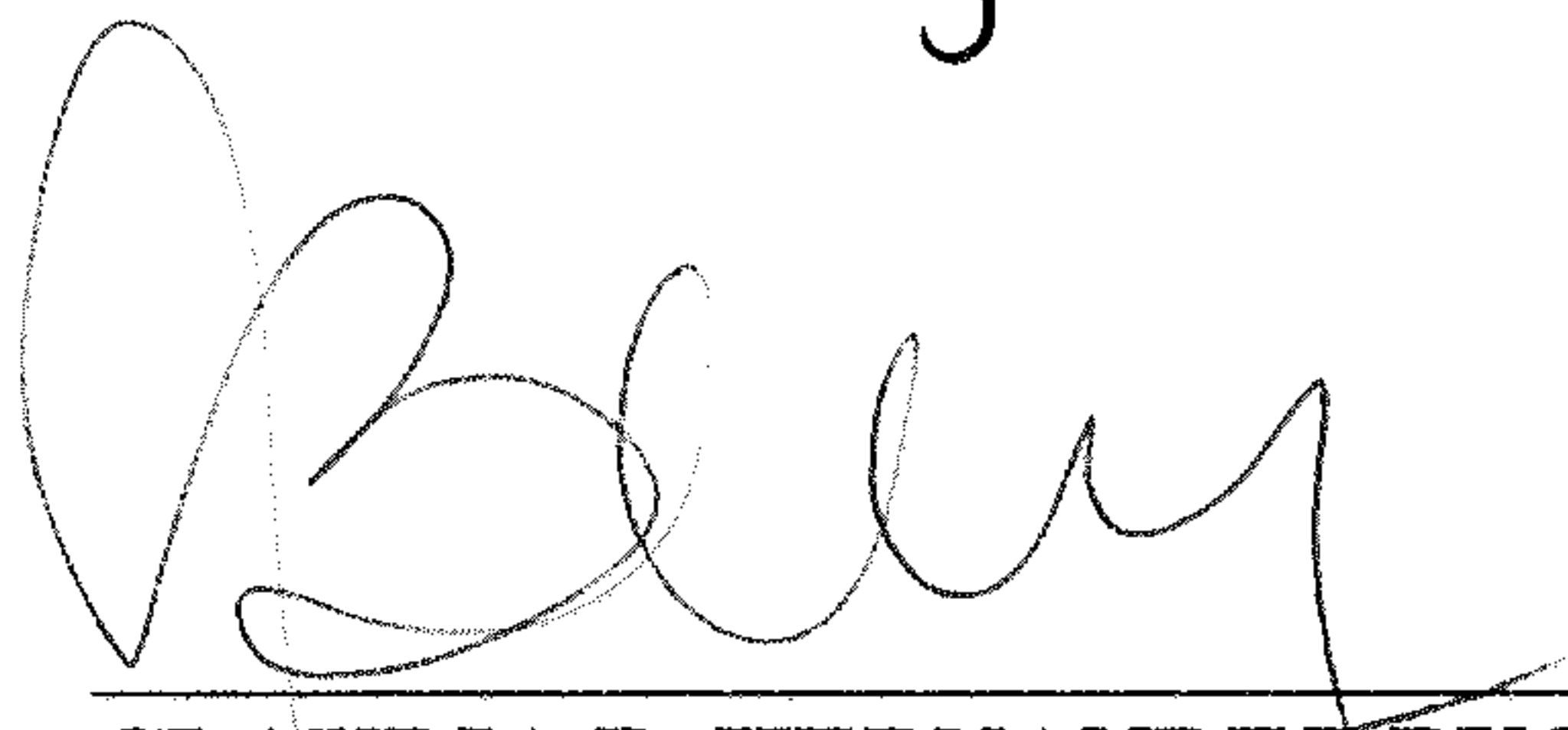
Above described property is not the homestead of the Grantor.



TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever.

[Signature page follows]

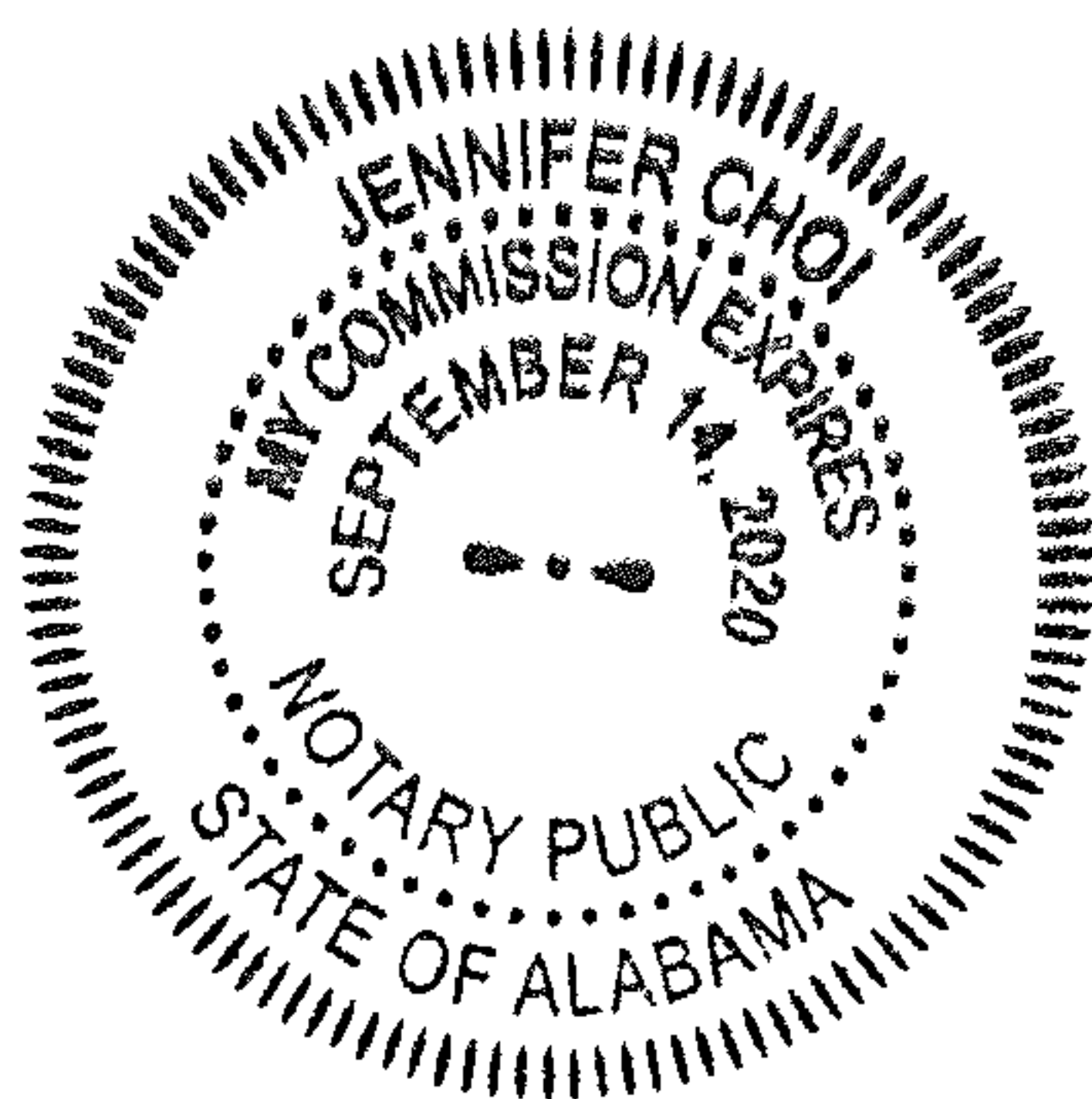
IN WITNESS WHEREOF, **CLAUDIA B. HERNANDEZ BUGNA** has caused this conveyance to be executed and her seal affixed this the 4th day of August, 2017.

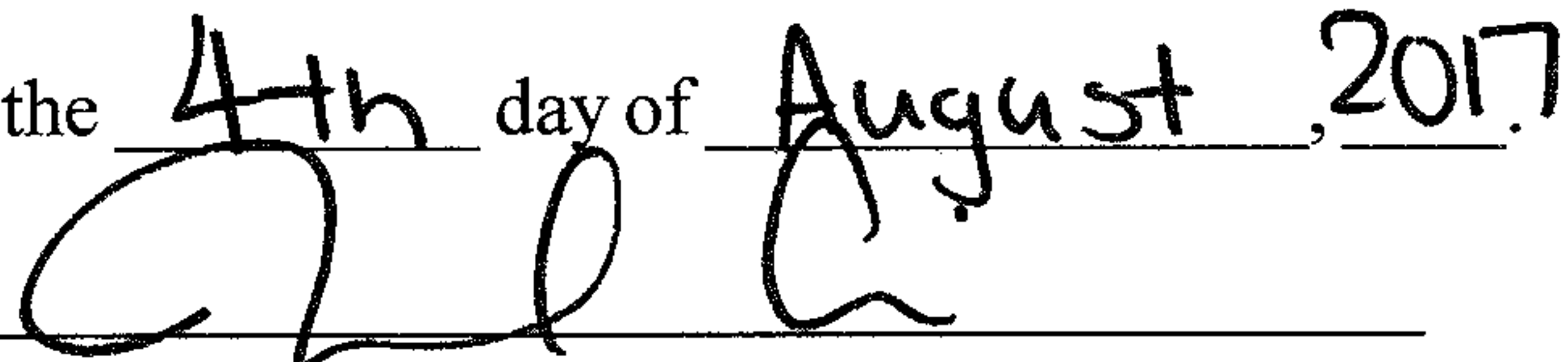

CLAUDIA B. HERNANDEZ BUGNA

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **CLAUDIA B. HERNANDEZ BUGNA** signed the foregoing general warranty deed, 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 my hand and official seal, this the 4th day of August, 2017.





Notary Public
My commission expires: 9/14/2020

Real Estate Sales Validation Form

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

Grantor's Name Claudia Bugna
Mailing Address 113 Langston Place
Birmingham, Al 35242

Grantee's Name Uruguay Properties B, LLC
Mailing Address 113 Langston Place
Birmingham, Al 35242

Property Address 448 Meadow Croft Drive
Birmingham, Al 35242

Date of Sale 08/04/2017

Total Purchase Price \$

or

Actual Value \$ 199,000

20170810000290280 08/10/2017 03:17:12 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

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 08/10/2017

Print Burt Newsome

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/10/2017 03:17:12 PM
\$220.00 CHERRY
20170810000290280

(verified by)

[Signature]

Form RT-1