

Return To After Recording:

Manuel Plascencia and Doris I. Jasso
112 Brook Creek
Pelham, AL 35124
Reference Number: AL421039

Mail Tax Statements To:

Manuel Plascencia and Doris I. Jasso
112 Brook Creek
Pelham, AL 35124

20170825000310080
08/25/2017 08:27:04 AM
QCDEED 1/4

Prepared By:

Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:

13-6-23-2-003-013.000

QUIT CLAIM DEED

This indenture Made this 31st day of JULY, 2017, by and between **MANUEL PLASCENCIA AND DORIS I. JASSO, WHO ERRONEOUSLY ACQUIRED TITLE AS DORIS IVANNA JASSO**, whose post office address is 112 Brook Circle, Pelham, AL 35124, as Grantors, and **MANUEL PLASCENCIA AND DORIS I. JASSO, HUSBAND AND WIFE**, whose post office address is 112 Brook Creek, Pelham, AL 35124, as Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 112 Brook Circle, Pelham, AL 35124

Being all of the same Property conveyed to Grantor by virtue of a Quit Claim Deed recorded December 1, 2015 among the Official Property Records of Shelby County, Alabama as Instrument 20151201000409570.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 31ST day of JULY, 2017

Manuel Plascencia

Doris I. Jasso

STATE OF ALABAMA
COUNTY OF SHELBY

I, JAMES GARY, a Notary Public in and for said County in said State, hereby certify that Manuel Plascencia and Doris I. Jasso whose names are signed to the foregoing conveyance, and who are 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 and official seal this 31ST day of JULY, 20 17.

NOTARY PUBLIC

Printed Name: JAMES GARY

My Commission Expires: JULY 22, 2019

JAMES L. GARY JR.
Notary Public
Alabama State at Large

Total Purchase Price or Fair Market Value: \$16,720.⁰⁰

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Real Estate Sales Validation Form

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

Grantor's Name	MANUEL PLASCENCIA AND DORIS I. JASSO	Grantee's Name	MANUEL PLASCENCIA AND DORIS I. JASSO
Mailing Address	112 Brook Creek Pelham, AL 35124	Mailing Address	112 Brook Creek Pelham, AL 35124
Property Address	112 Brook Creek Pelham, AL 35124	Date of Sale	July 31 st 2017
		Total Purchase Price \$	0
		or	
		Actual Value \$	0
		or	
		Assessor's Market Value \$	167200 0

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).

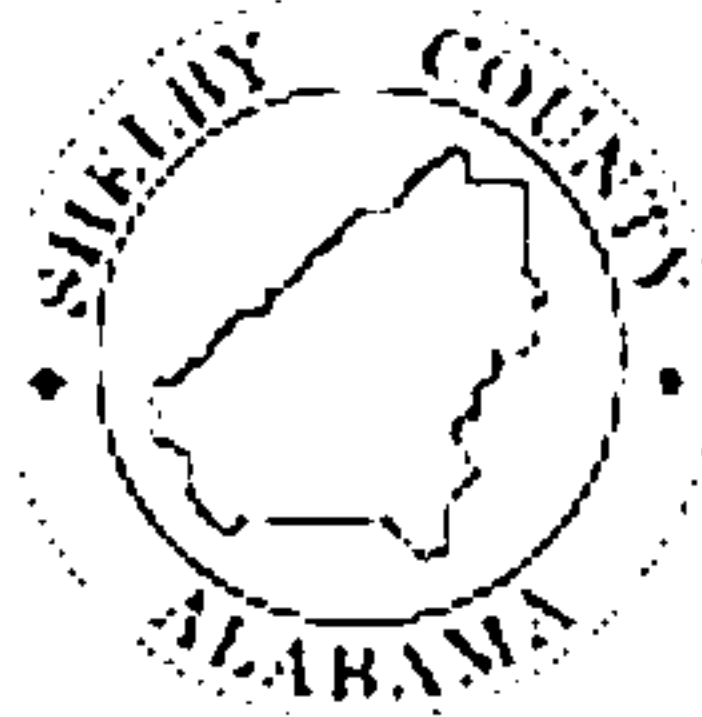
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

EXHIBIT "A"

**LOT 57, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE 2, 2ND ADDITION, AS
RECORDED IN MAP BOOK 20, PAGE 4, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

Commonly Known As: 112 BROOK Circle, Pelham, AL 35124

Parcel ID: 13-6-23-2-003-013.000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/25/2017 08:27:04 AM
\$25.50 DEBBIE
20170825000310080

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the judge.