

Instrument Prepared by:
Albert J. Osorio, Esq.
Law Offices of Albert J. Osorio, LLC
500 Southland Drive, Suite 214
Birmingham, AL 35226

Send Tax notice to:
Yolanda Maldonado Aguilar
859 Highway 39 Lot K
Chelsea, AL 35043

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ten dollars (\$10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, FELIX RODRIGUEZ, a single man, do grant, bargain, sell, quitclaim, and convey, unto YOLANDA MALDONADO AGUILAR any and all interest in the real estate described below situated in Shelby County, Alabama.

LEGAL DESCRIPTION: METES AND BOUNDS BEG INT E/L NW ¼ SW ¼ & SE ROW US HIGHWAY 280; S ALG E/L TO SE CORNER SD ¼ ¼ W ALG S/L SD ¼ ¼ TO SE ROW US HIGHWAY 280 NE ALG ROW TO POB.

Parcel: 58 08 06 23 0 000 019.000


To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns, that I am lawfully seized in fee simple of the premises; that I have a good right to sell and convey same as foresaid, and I am hereby conveying any and all my interests in said property that I hold as of the date of this conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of April, 2018.



20180502000148900 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
05/02/2018 12:22:05 PM FILED/CERT


Felix Rodriguez

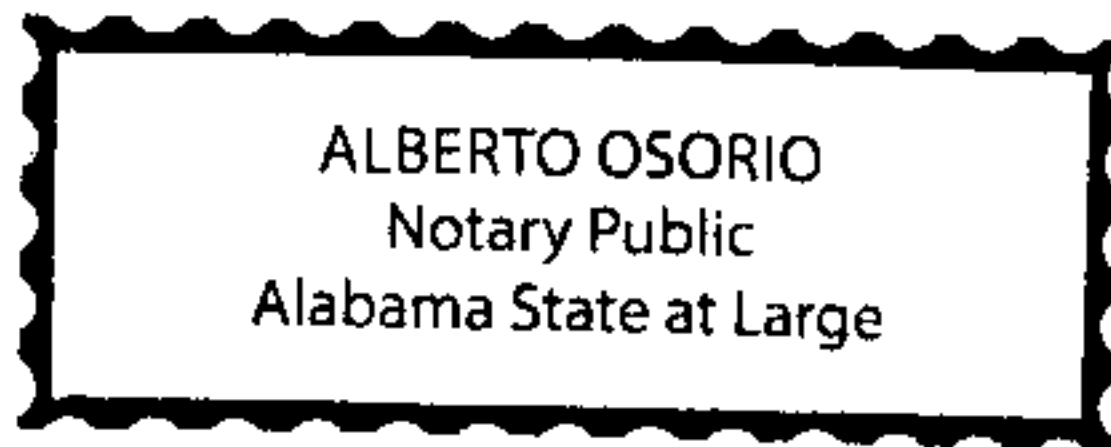
Shelby County, AL 05/02/2018
State of Alabama
Deed Tax: \$2.50


STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that FELIX RODRIGUEZ, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, she has executed the foregoing conveyance.

Given under my hand and official seal, this the 18th day of April, 2018.





NOTARY PUBLIC

PRINTED NAME: ALBERT OSORIO

My Commission Expires: 7/21/23



20180502000148900 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
05/02/2018 12:22:05 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Felix Rodriguez
Mailing Address 859 Hwy 39 Lot K
Chelsea

Grantee's Name Yolanda Maldonado
Mailing Address 859 Hwy 39
Lot K
Chelsea 35043

Property Address 859 Hwy 39
Lot K
Chelsea 35043

Date of Sale 4/18/18
Total Purchase Price \$ 2500
or
Actual Value \$
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.

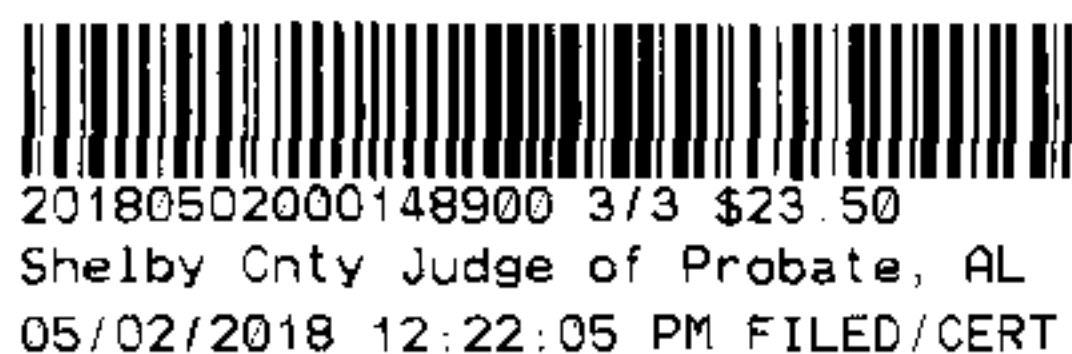
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 5/2/18

Print Yolanda Maldonado
Sign Yolanda Maldonado
(Grantor/Grantee/Owner/Agent) circle one



ified by)