Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
500 Southland Drive, Suite 214
Birmingham, AL 35226

Send Tax Notice To:
Rafael Perez Dominguez
P.O. Box 361286
Birmingham, AL 35236

20181114000402910 1/3 $32.50
Shelby Cnty Judge of Probate, AL
11/14/2018 03:20:32 PM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Ten Dollars ($10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, ESPERANZA EDITH GARCIA RIVERA, a married woman, and pursuant to a divorce settlement agreement with the grantee, do grant, bargain, sell, quit claim, and convey, unto RAFAEL PEREZ DOMINGUEZ, any and all interests I may have in the real estate described below situated in Shelby County, Alabama.

Property Description: Commence at the SW corner of the NW 1/4 of the SW ¼ of Section 8, Township 24 North, range 12 East, thence run North 547.65 Feet, thence Northwest 44.23 feet to the point of beginning; thence continue Northwest 152.61 feet, thence North 20.49 feet, thence Northwesterly 39.62 feet, thence Northeasterly 70.02 feet, thence Southeasterly 15.24 feet, thence Southerly 132.93 feet to the point of beginning.

Physical address of property: 156 Rainey Aly, Montevallo, AL 35115

Grantor does hereby convey, releases, and quitclaims all the grantor's rights (all rights he/she may have at law or in equity), title, and interests in the above described property and premises to the grantee and the grantee's heirs, assigns, forever so that neither grantor or grantor's heirs, legal representatives, or assigns shall have any claim, demand, or right to title of the above listed property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of February, 2017.

Esperanza Edith Garcia Rivera (Grantor)

Shelby County, AL 11/14/2018
State of Alabama
Deed Tax:$11.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that ESPERANZA EDITH GARCIA RIVERA, 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, she has executed the foregoing conveyance.

Given under my hand and official seal, this the 13th day of February, 2017.

MARIO REYES
Notary Public
Alabama State at Large

Mario Reyes
NOTARY PUBLIC

PRINTED NAME: Mario Reyes

My Commission Expires
September 8, 2020

My Commission Expires: _____

End of document.

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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 Rafael Perez Dominguez
Mailing Address Esperanza Edith Garcia Rivera

Property Address 156 Rainey Aly
Montevallo AL. 35115

Grantee's Name Rafael Perez Dominguez
Mailing Address 395 Pine view Rd
Montevallo AL. 35115

Date of Sale _____
Total Purchase Price $ _____
or
Actual Value $ _____
or
Assessor's Market Value $ 22,500 - ½ = 11,250.00

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 _____

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 11/14/18

Print Rafael Perez Dominguez

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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