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03/08/2019 09:19:02 AM
QCDEED 1/5

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT FRANCISCO ANTONIO CASTRO, also known as FRANCISCO CASTRO, and ROXANA ARELY CASTRO, also known as ROXANA CASTRO, husband and wife (together herein, "Grantors"), whose address is 11143 Bullis Rd., Lynwood, CA 90262, 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, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to FRANCISCO CASTRO AND ROXANA CASTRO, TRUSTEES, or any successors in trust, under THE FRANCISCO AND ROXANA CASTRO REVOCABLE TRUST dated FEB 27 2019 and any amendments thereto (herein, "Grantee"), whose address is 11143 Bullis Rd., Lynwood, CA 90262, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 148 Longfeather Ln., Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 20071004000465230

PROPERTY ID: 13-7-35-2-005-035-000

REAL PROPERTY TAX: \$_____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 27 day of February, 2019.

GRANTOR:

 (SEAL)
FRANCISCO ANTONIO CASTRO, also known as
FRANCISCO CASTRO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California)

County of LOS ANGELES)

On FEB 27 2019, before me, MELISSA REAL, Notary Public, personally appeared Francisco Antonio Castro, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

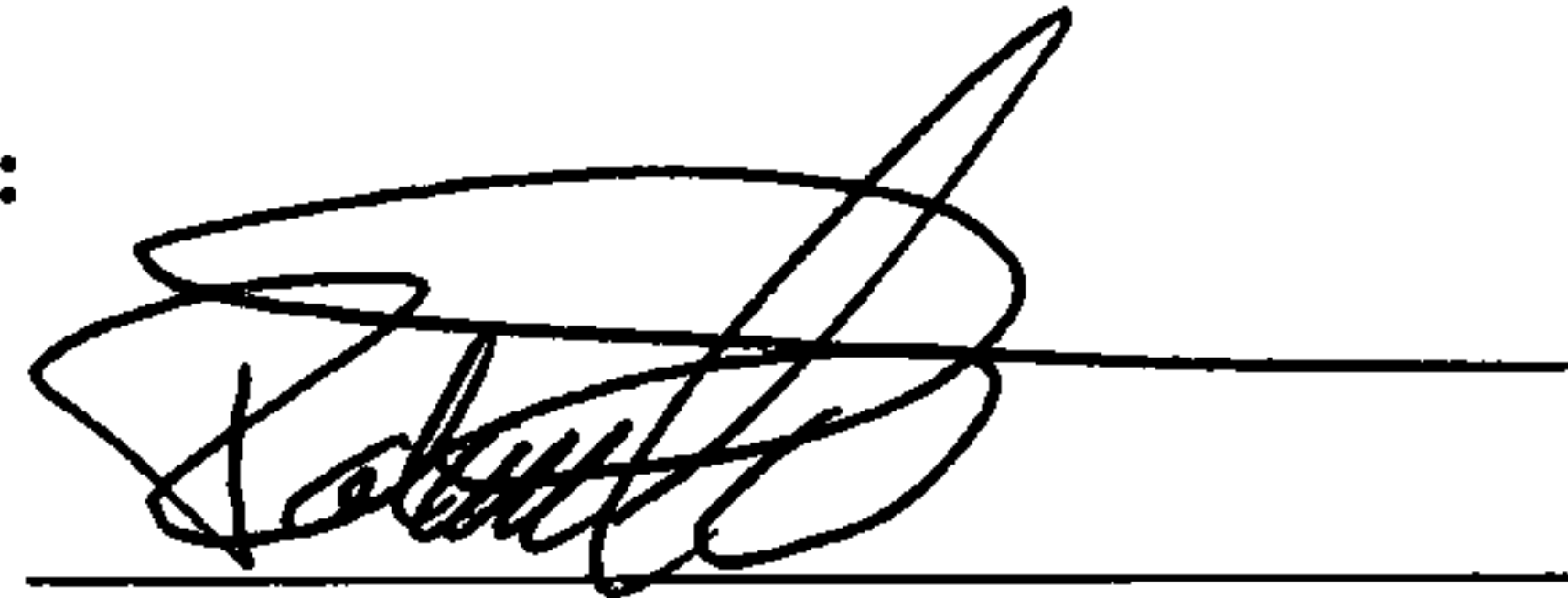
WITNESS my hand and official seal.


(Signature of Notary Public)



(Seal)

GRANTOR:



(SEAL)

ROXANA ARELY CASTRO, also known as
ROXANA CASTRO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)


)

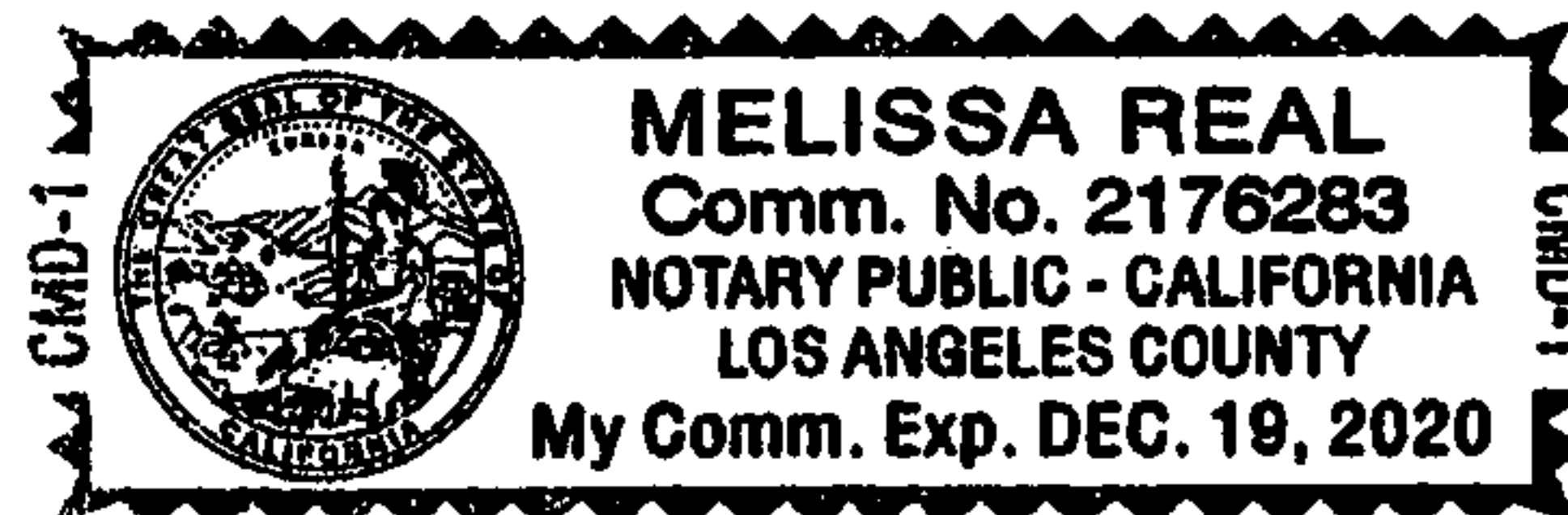
County of LOS ANGELES)

On FEB 27 2019, before me, MELISSA REAL, Notary Public, personally appeared Roxana Arely Castro, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


(Signature of Notary Public)



(Seal)

EXHIBIT A

[Legal Description]

LOT 35, ACCORDING TO THE SURVEY OF APACHE RIDGE, SECTOR 6, AS RECORDED IN MAP BOOK 17, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Francisco Antonio Castro
 Mailing Address Roxana Arely Castro
11143 Bullis Rd.
Lynwood, CA 90262

Grantee's Name Francisco & Roxana Castro, Ttees
 Mailing Address The Francsico & Roxana Castro RT
11143 Bullis Rd.
Lynwood, CA 90262

Property Address 148 Longfeather Ln.
Alabaster, AL 35007

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 192,100

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 ☐ Appraisal
☐ Sales Contract ☒ Other County Property Detail Report
☐ Closing Statement

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 FEB 27 2019

Print

Francisco Castro

Sign

Francisco Castro

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/08/2019 09:19:02 AM
 \$221.50 CHERRY
 20190308000074380

Allen S. Beyle

Print Form

Form RT-1