


Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To:
Heron Morales Jimenez


20190321000091100 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
03/21/2019 11:22:54 AM FILED/CERT

QUIT CLAIM DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

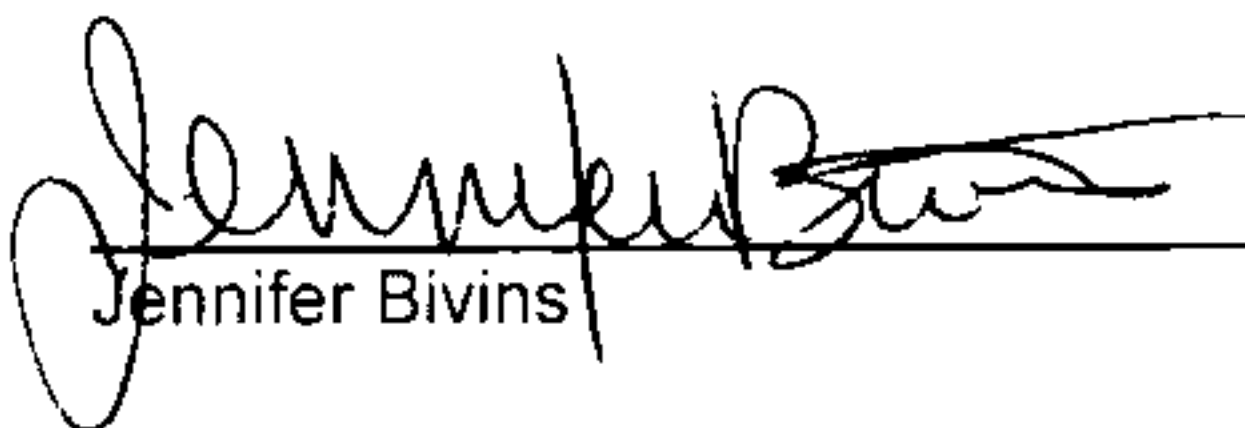
That in consideration of **Twenty Two Thousand Dollars and No Cents (\$22,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jennifer Bivins, a single woman**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Heron Morales Jimenez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

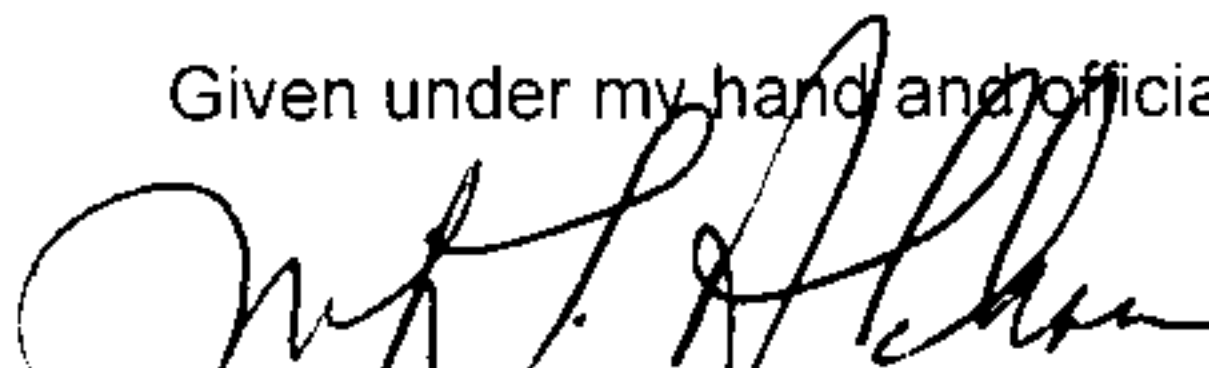
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 15th day of March, 2019.

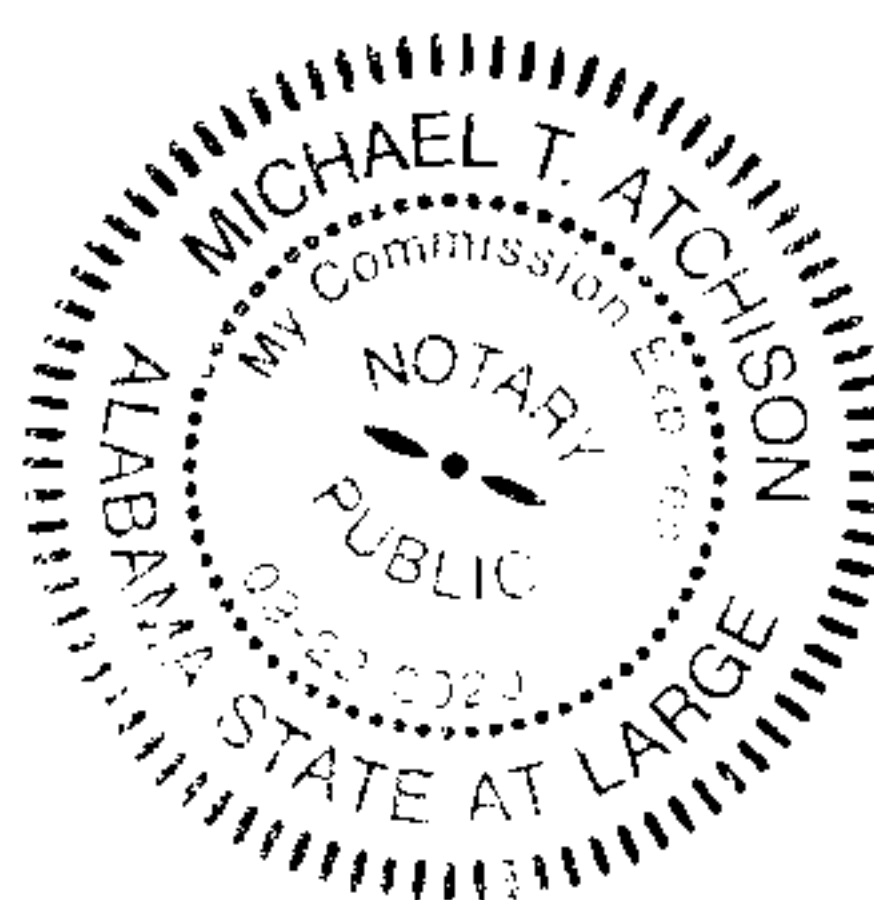

Jennifer Bivins

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Jennifer Bivins, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 15th day of March, 2019.



Notary Public, State of Alabama
Mike T. Atchison
Printed Name of Notary
My Commission Expires: September 22, 2020



Shelby County, AL 03/21/2019
State of Alabama
Deed Tax: \$22.00

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lot 7, Block 1, Thomas Addition of the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of said Lot 7; thence run North along the West line of said Lot 7 for a distance of 196.89 feet; thence turn an angle to the right of 117 degrees 47 minutes 16 seconds and run Southeast for a distance of 246.59 feet; thence turn an angle to the right of 29 degrees 47 minutes 03 seconds and run Southeast for a distance of 31.59 feet to a point on the East line of Lot 7; thence turn an angle of 48 degrees 11 minutes 03 seconds and run Southwest along the East line of Lot 7 for a distance of 57.75 feet; thence turn an angle to the right of 74 degrees 17 minutes 48 seconds and run West along the South line of Lot 7 for a distance of 219.35 feet to the point of beginning. According to survey of Robert C. Farmer, RLS #14720, dated January 22, 2007.


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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 Jennifer Bivins
Mailing Address 830 Old Hwy 31
Alabaster, AL 35007

Grantee's Name Heron Morales Jimenez
Mailing Address 134 2nd Ave SW
Alabaster, AL 35007

Property Address 145 Emfinger Rd
Montevallo, AL 35115

Date of Sale 03-15-2019

Total Purchase Price \$ 22,000.00

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 3-15-19

Print Mike T. Atchison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

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Form RT-1