

1/2 tax assessor's value \$129,400.00

20190729000272100

07/29/2019 03:29:51 PM

QCDEED 1/3

Send Tax Notice To:

Garrett Shane Brown
4348 Heritage View Road
Birmingham, Alabama 35242

Quitclaim Deed

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to Danitza Cecilia Ruiz Cordova Brown, an unmarried woman, in hand paid by Garrett Shane Brown the receipt whereof is hereby acknowledged I do remise, release, quit claim and convey to the said Garrett Shane Brown all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Heritage Oaks, as recorded in Map Book 11, page 23 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2014, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

This property is the homestead of the Grantor. This conveyance complies with the terms of the Agreement of the Parties to be made part of a Final Judgment of Divorce rendered in Shelby County Circuit Court bearing Case No. DR 2018-900714.

To have and to hold to the said Garrett Shane Brown, his heirs and assigns forever.

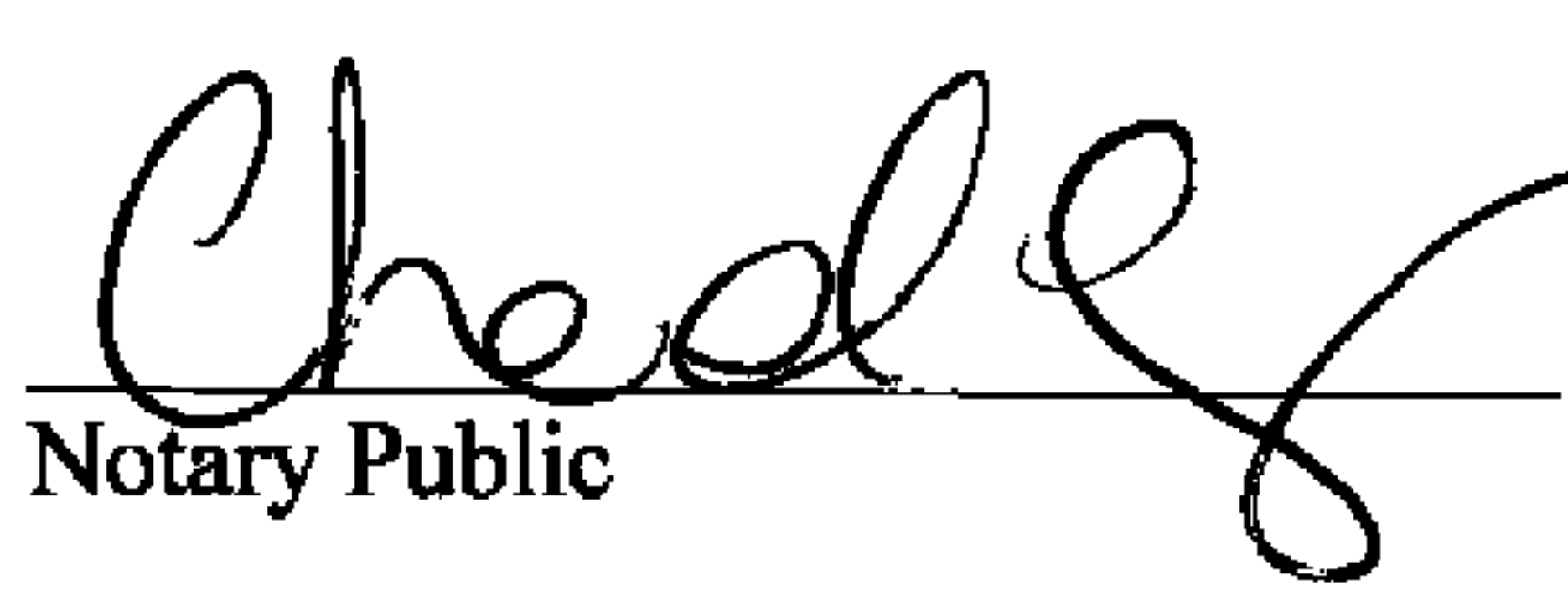
Given under my hand and seal this 4 day of June, 2019.

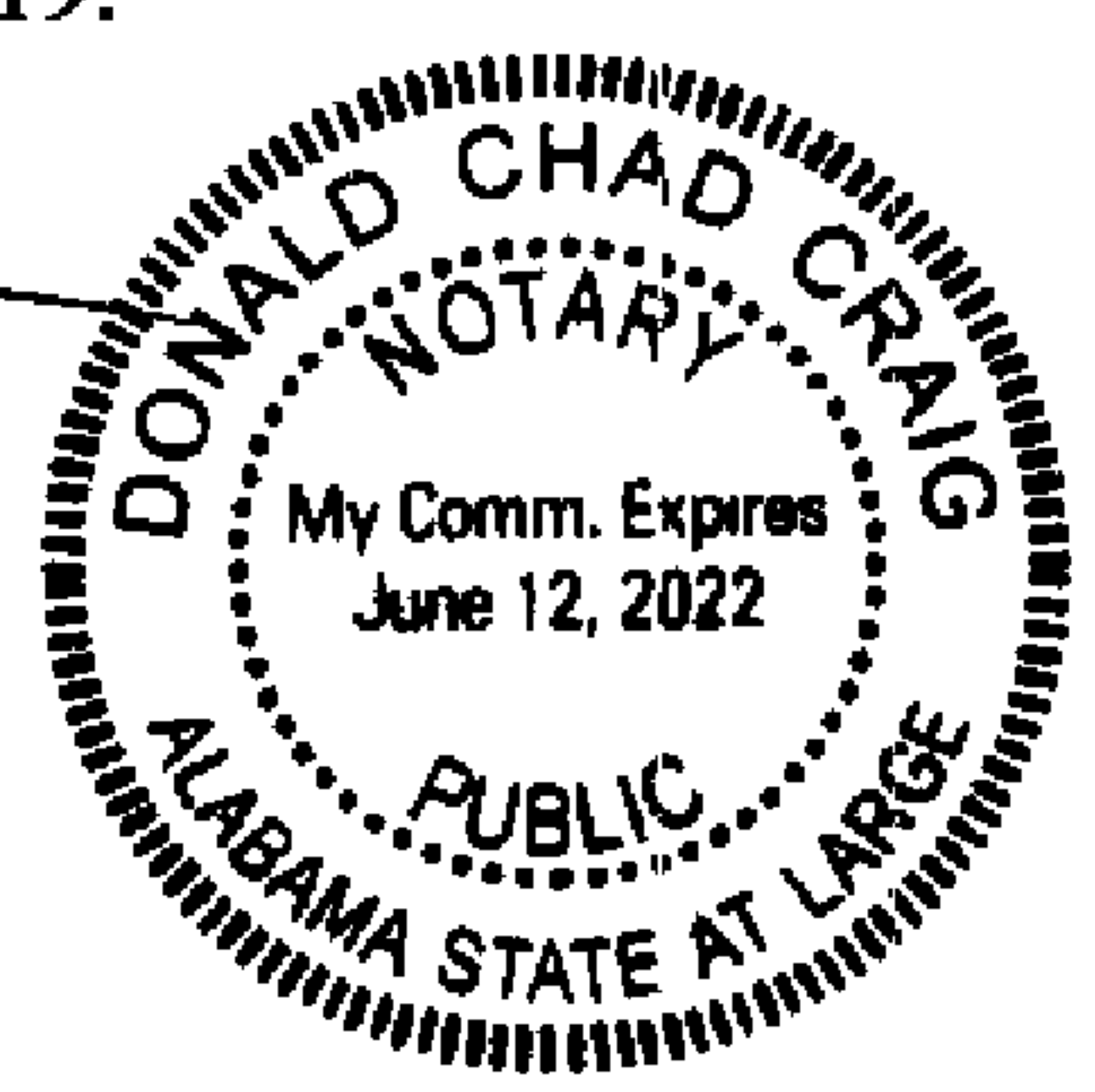

Danitza Cecilia Ruiz Cordova Brown

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Danitza Cecilia Ruiz Cordova Brown, an unmarried woman, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 4th day of June A.D. 2019.


Notary Public



THIS DEED PREPARED BY: T. SHANE SMITH, Attorney at Law
3000 Crescent Avenue, Birmingham, Alabama 35209

This conveyance prepared without the benefit of current survey.
Attorney makes no representations as to the legal description of this property.

Exhibit A

NAME AFFIDAVIT

I, the undersigned, do hereby certify that Danitza Cecilia Ruiz Cordova Brown are one and the same person.


This the 1st day of August, 2019.



Danitza Brown

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subscribed before me this the 1st day of August, 2019.



Notary Public

Sharron L. Stevens
Notary Public, Alabama State At Large
My Commission Expires 9/9/2019

Exhibit B

NAME AFFIDAVIT

I, the undersigned, do hereby certify that Garrett Shane Brown, the grantee in that certain Quit Claim Deed dated June 4, 2019 is One and the Same as Garrett S. Brown, grantee in that certain deed recorded as Instrument No 20140527000159200

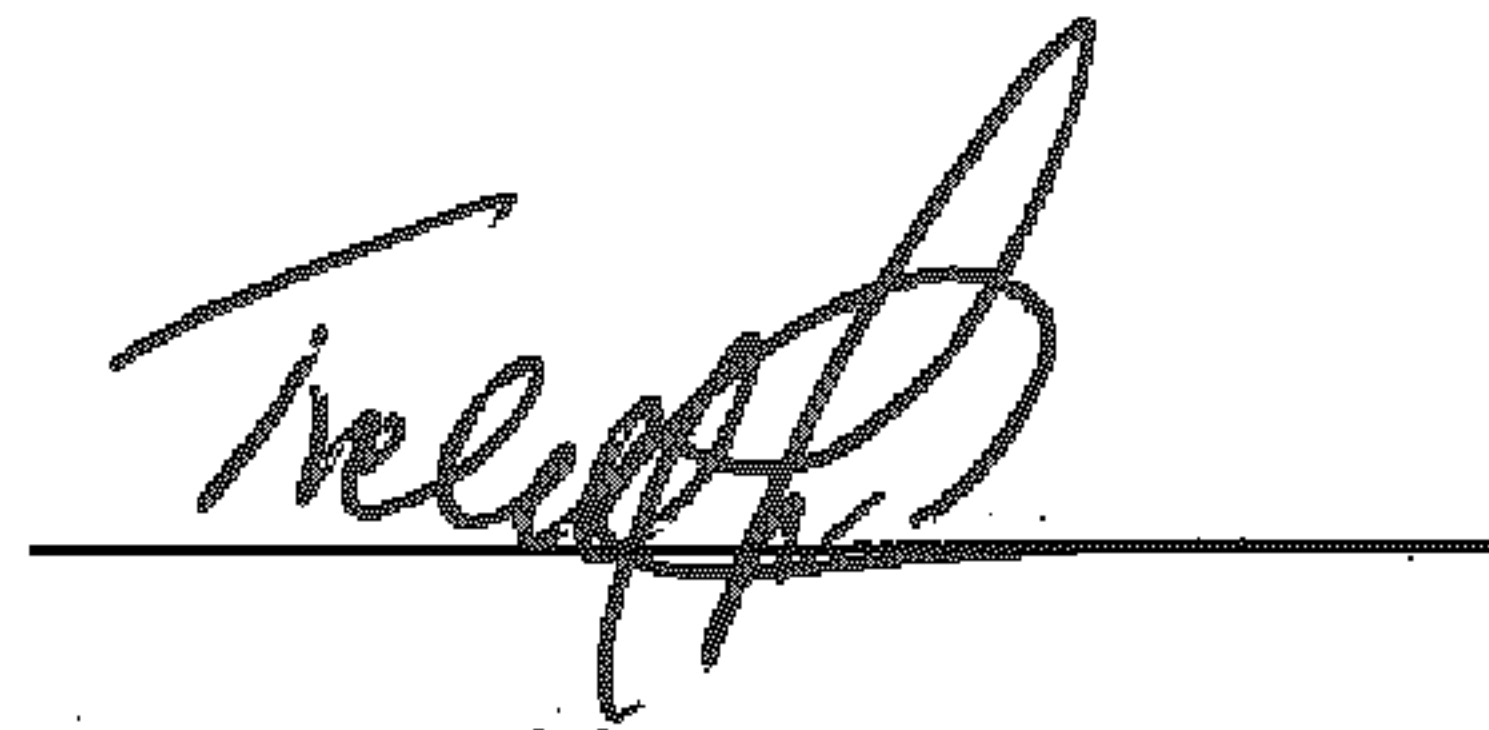


Garrett S. Brown

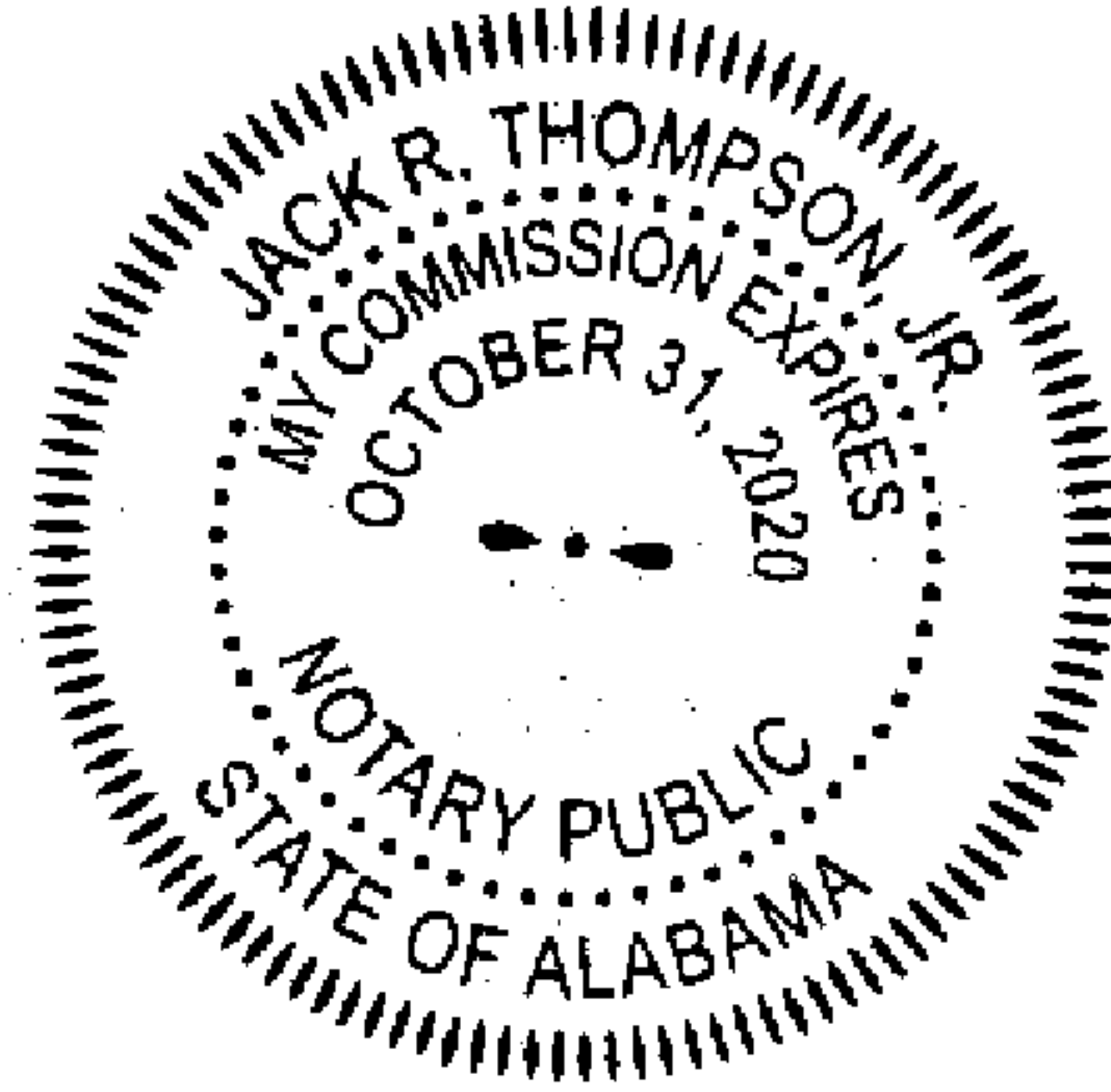
STATE OF ALABAMA

COUNTY OF SHELBY

Sworn to and subscribed before me this the 26th day of July, 2019.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 03:29:51 PM
\$150.50 CHARITY
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Allie S. Bezel