

Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax Notice to:
Carolina Hernandez
404 Forest Lakes Drive
Sterrett, AL 35147

Shelby County, AL 02/26/2020
State of Alabama
Deed Tax: \$183.00

QUIT CLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of the Final Judgment of Divorce in Case no: DR-2019-900548, with the Final Order issued on October 16, 2019 pursuant to a settlement agreement; to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, CESAR HERNANDEZ, a single man, do grant, bargain, sell, quit claim, and convey, unto CAROLINA HERNANDEZ, the real estate described below situated in Shelby County, Alabama.

LOT 169, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

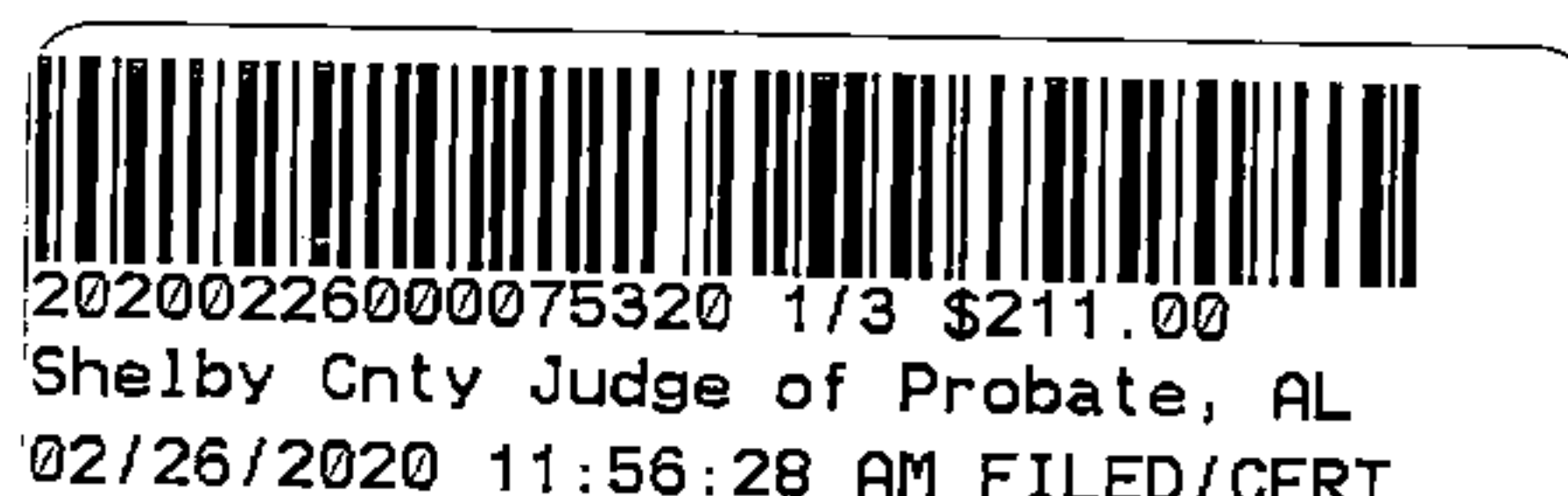
SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET BACKS, RIGHTS OF WAY, LIMITATIONS, IF ANY OF RECORD.

Physical Address: **404 FOREST LAKES DRIVE, STERRETT, ALABAMA 35147.**

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 stat that I have a good right to sell and convey same as foresaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of FEBRUARY, 2019.



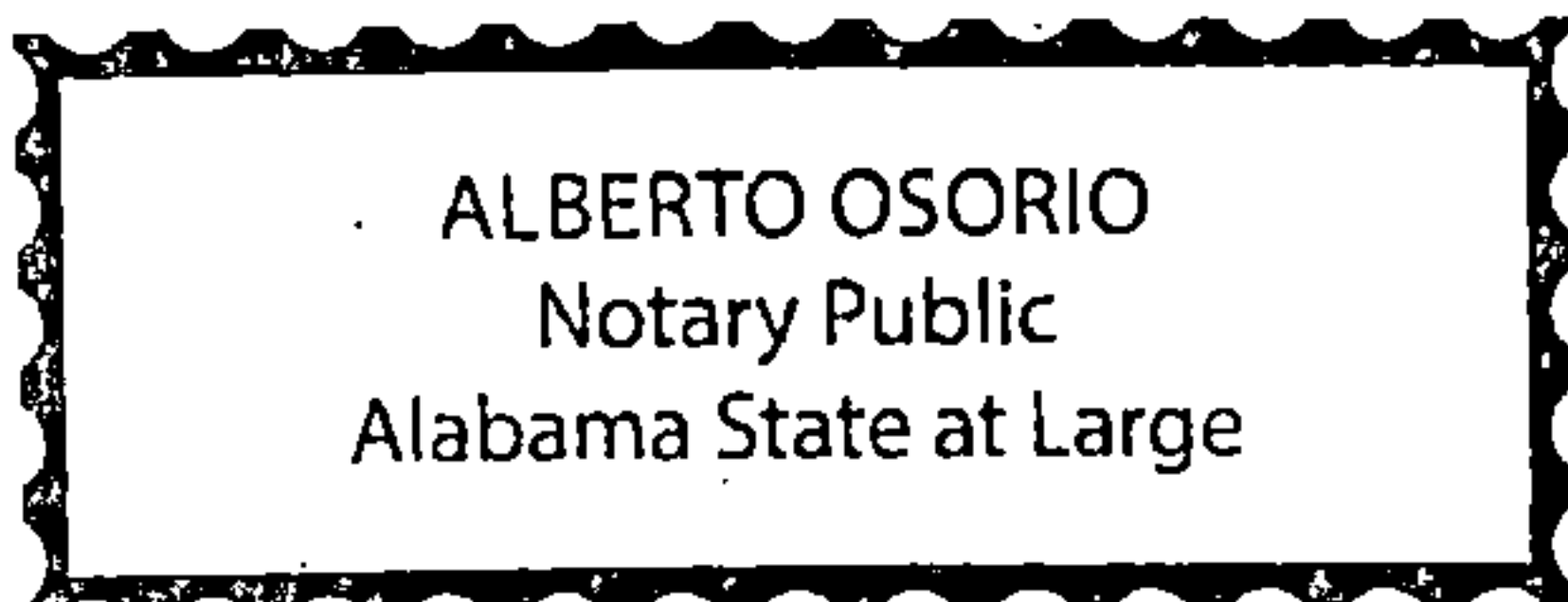
Cesar M Hernandez
Cesar Hernandez (Grantor)

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that CESAR HERNANDEZ, 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, he has executed the foregoing conveyance.

Given under my hand and official seal, this the 22nd day of FEBRUARY 2019.

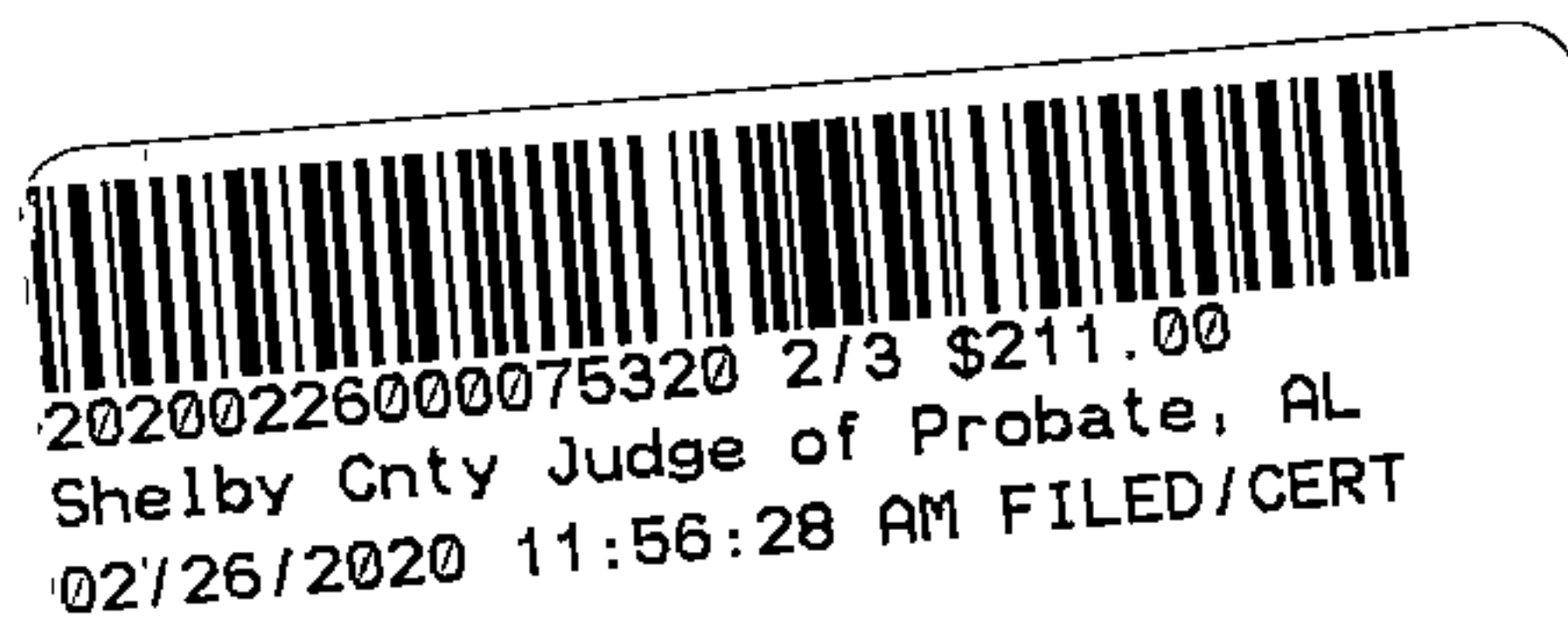


[Signature]
NOTARY PUBLIC

PRINTED NAME: ALBERT J. OSORIO

My Commission Expires: 7/21/23

End of Document.



Real Estate Sales Validation Form

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

Grantor's Name Cesar Hernandez
Mailing Address 404 Forest Lakes Dr.
Sterrett AL 35147

Grantee's Name Cawling Hernandez
Mailing Address 404 Forest Lakes Dr.
Sterrett AL 35147

Property Address 404 Forest Lakes Dr
Sterrett AL 35147

Date of Sale 2/28/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 365,500 / 2 = 182,750

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 2/28/2020

Unattested

Print

Cesar Hernandez

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200226000075320 3/3 \$211.00
Shelby Cnty Judge of Probate, AL
02/26/2020 11:56:28 AM FILED/CERT