

Document prepared by:
Shannon R. Crull
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Alma Rosa Bocanegra Garcia


20200506000177840 1/3 \$228.00
Shelby Cnty Judge of Probate, AL
05/06/2020 01:55:55 PM FILED/CERT

NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION.

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF Shelby

}
}
}

KNOW ALL MEN BY THESE PRESENTS: That in and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **Ana Laura Cortes and Mario Mendoza, husband and wife**, (herein referred to as **Grantors**), do hereby remise, release, quitclaim, grant, sell and convey unto **Alma Rosa Bocanegra Garcia** (herein referred to as **Grantee**), all my right, title, tax interest, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama, to wit:**

Lot 54, according to the Survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, in the Probate Office of Shelby County, Alabama.

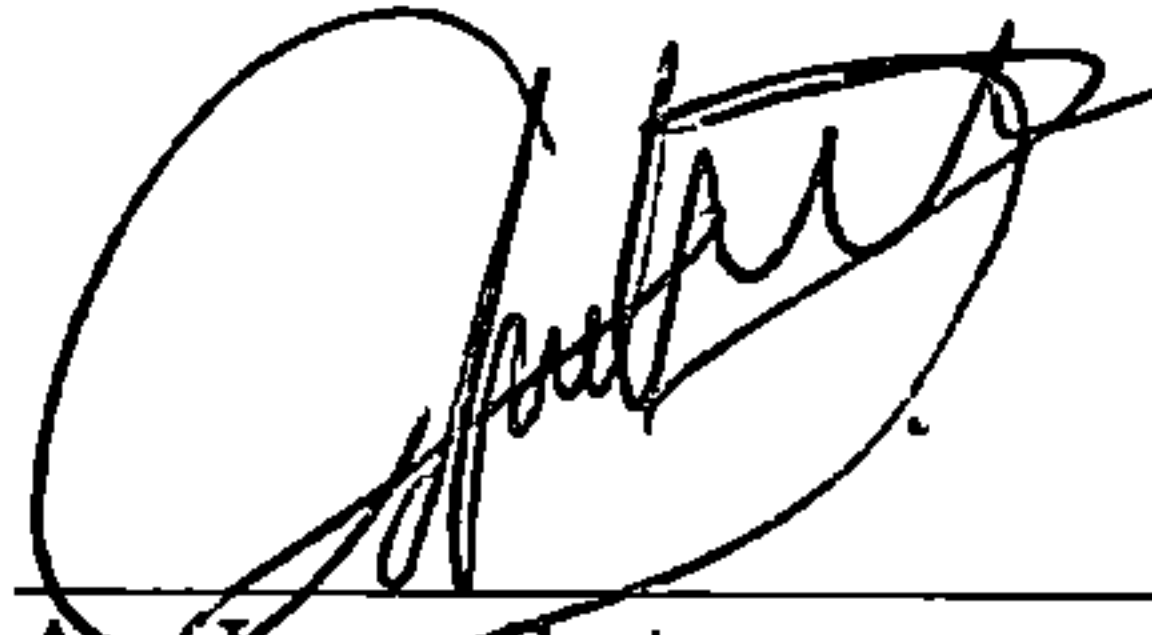
This deed was prepared without the benefit of a survey or title review and is subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

To Have and to Hold to the said Grantee forever.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the said **Ana Laura Cortes** and **Mario Mendoza** have hereunto set their hands and seals on the date stated in the notary acknowledgement, said deed to be effective the 27 day of March 2020.

GRANTOR



Ana Laura Cortes (SEAL)



Mario Mendoza (SEAL)

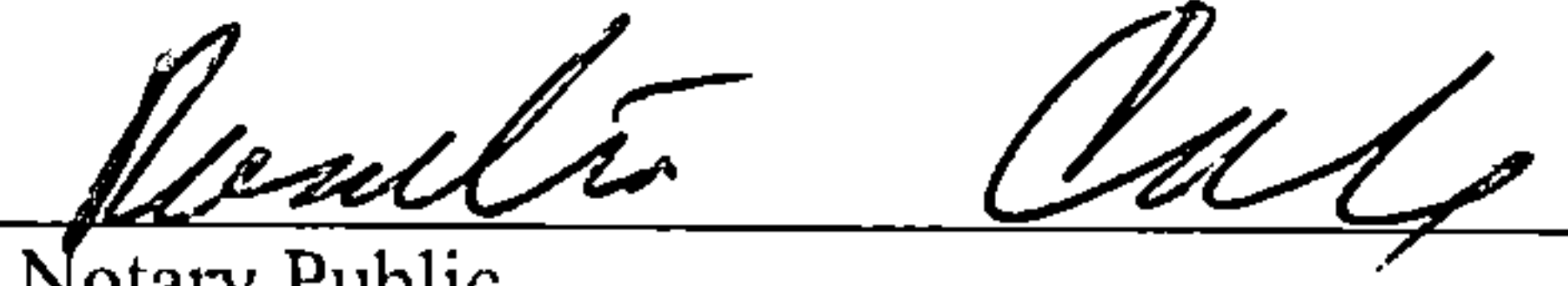
Notary Acknowledgment

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Ana Laura Cortes, whose name is signed to the foregoing deed 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of March, 2020.

Notary Seal



Notary Public
Printed Name:
My commission expires:

Notary Acknowledgment

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Mario Mendoza, whose name is signed to the foregoing deed 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of March, 2020.

Notary Seal



Notary Public
Printed Name:
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Ana Laura Cortes Mario Mendoza Grantee's Name Alma Rosa Bocanegra Garcia
Mailing Address 2599 Royal Court Mailing Address 112 Chinaberry Lane
Pelham, AL 35124 Maylene, AL 35114

Property Address 2599 Royal Court
Pelham, AL 35124

Date of Sale 03-27-2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 199,000.00

Shelby County, AL 05/06/2020
State of Alabama
Deed Tax: \$200.00

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.

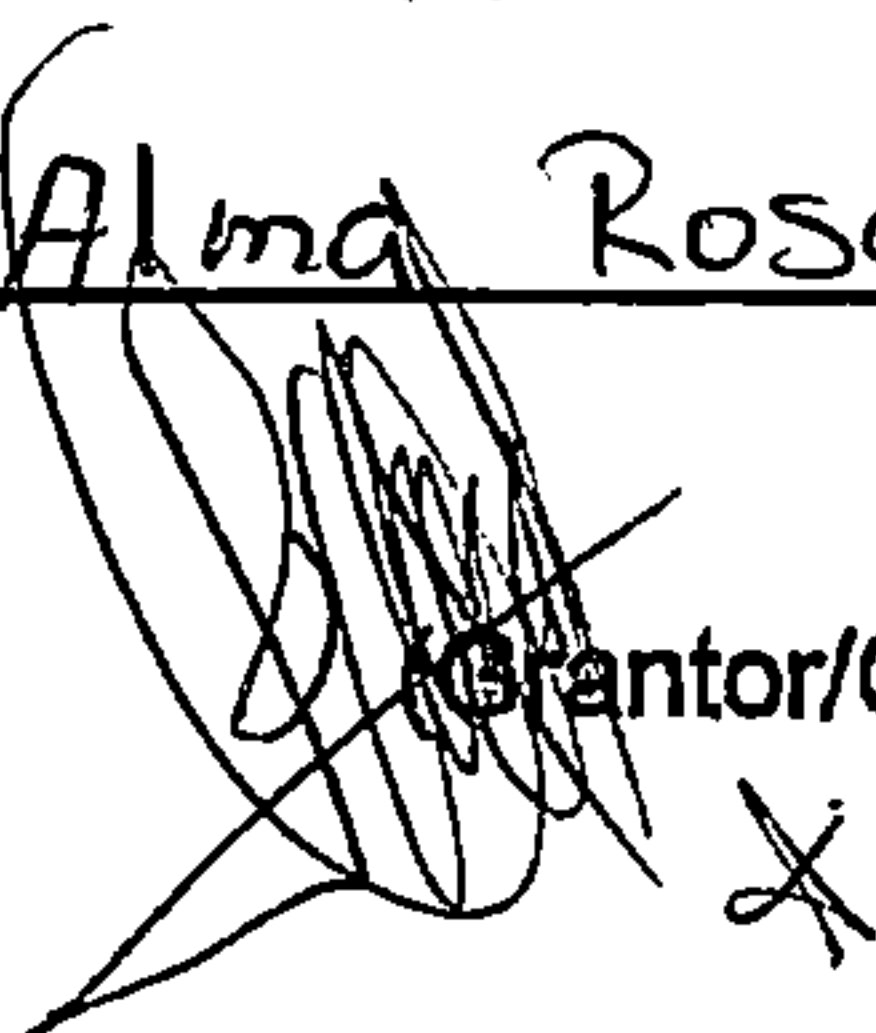
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 05-06-2020

Print Alma Rosa Bocanegra Garcia

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)



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