

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

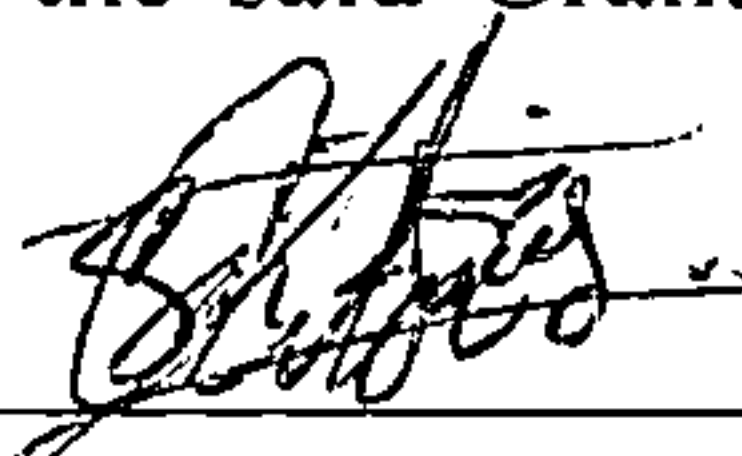
KNOW ALL MEN BY THESE PRESENTS:

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, San Juana Castañon-Lopez, (hereinafter, "Grantor") does hereby grant, bargain, sell, convey and quitclaim unto San Juana Castañon-Lopez and Antonio Quintana-Garcia, husband and wife (hereinafter, "Grantees") as joint tenants with rights of survivorship and not as tenants in common, all of her right, title and interest in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Shelby County, State of Alabama, and more specifically described as:

A parcel of land located in the NE¼ of the SE¼ of Section 18, Township 20 South, Range 2 West, and more particularly described as follows:

Commence at a point 330 feet South and 130 feet East of the NW corner of the said NE¼ of the SE¼; thence North 86 degrees 30 minutes East 420 feet; thence North 105 feet; thence South 86 degrees 30 minutes West 420 feet; thence South 105 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said Grantees in fee simple absolute forever.



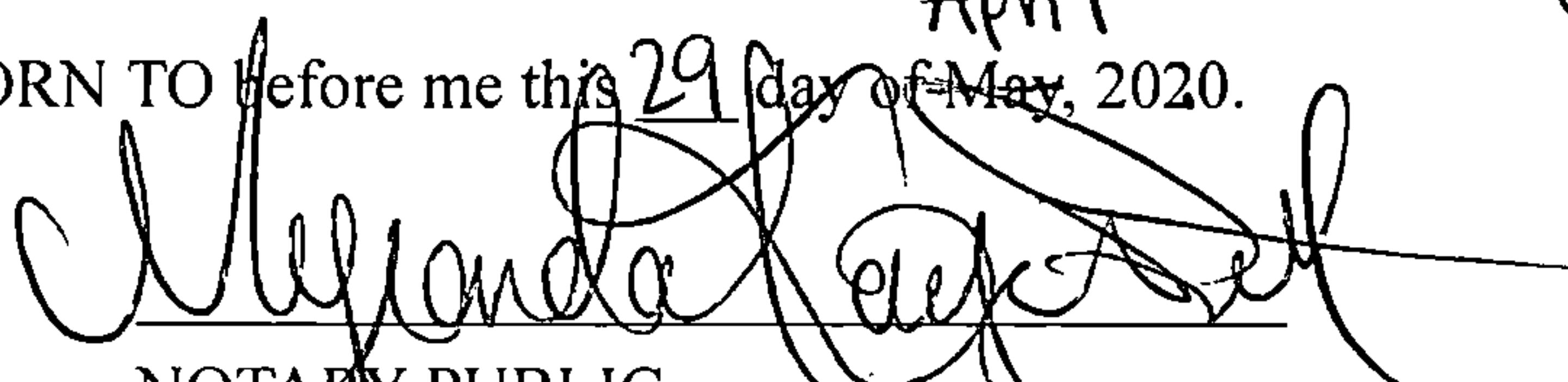
SAN JUANA CASTAÑON-LOPEZ

STATE OF ALABAMA)

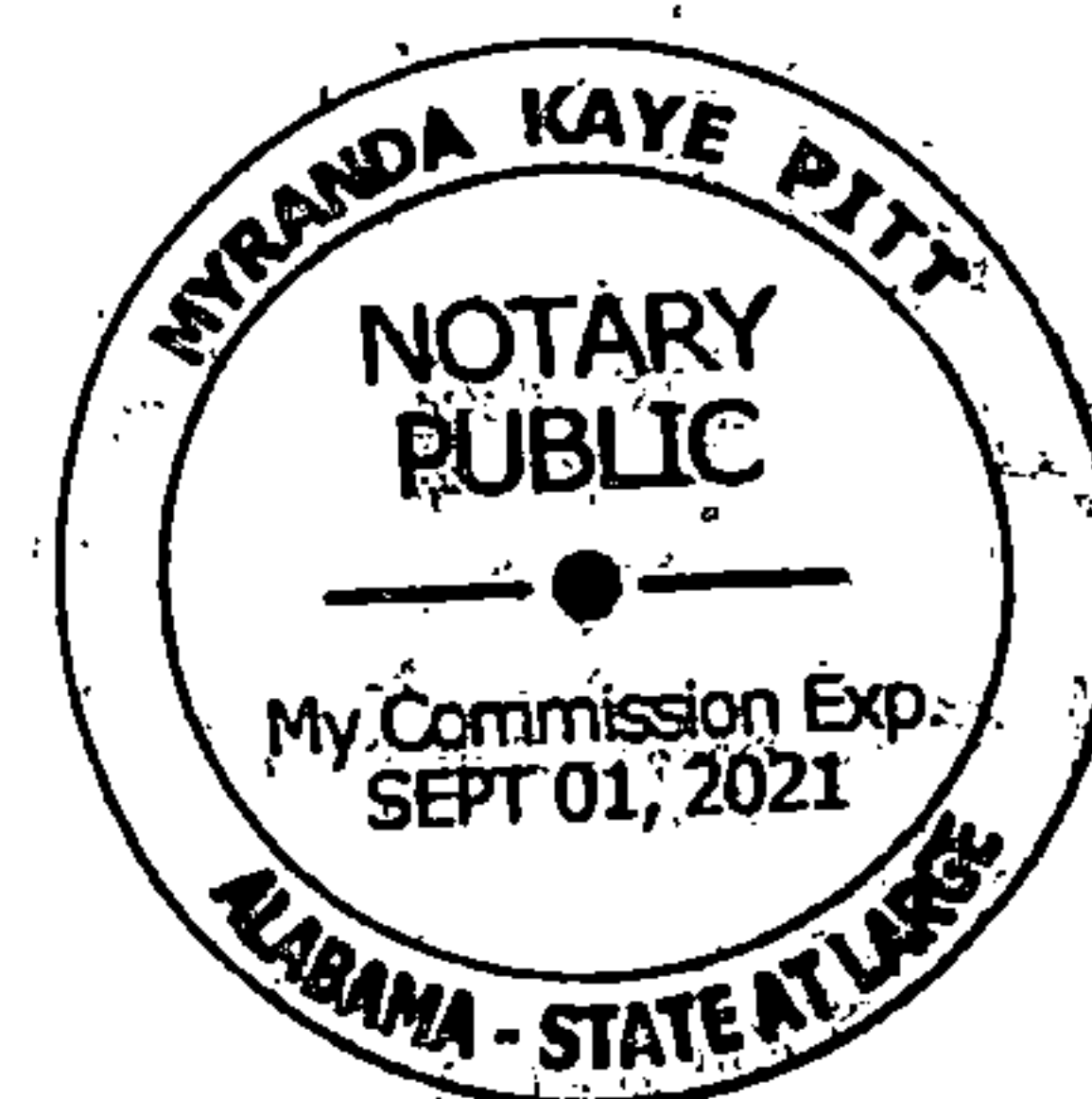
COUNTY OF SHELBY)

BEFORE ME, the undersigned authority, on this day personally appeared San Juana Castañon-Lopez, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO before me this ^{April} 29 day of May, 2020.



NOTARY PUBLIC
My Commission expires: 09/01/2021



This instrument prepared by:
George Huddleston III
Attorney at Law
2629 Dolly Ridge Road
Birmingham, Alabama 35243

Send tax notice to:
Antonio Quintana-Garcia
1055 Highway 72
Pelham, Alabama 35124



20200601000217630 2/5 \$172.50
Shelby Cnty Judge of Probate, AL
06/01/2020 10:49:25 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name San Juana Castañon Lopez
Mailing Address 105 Hwy 72
Pelham AL 35124.

Grantee's Name Antonio Quintana Garcia
Mailing Address 1055 Hwy 72
Pelham AL 35124

Property Address 1055 Hwy 72
Pelham AL 35124

Date of Sale 04/29/2020

Total Purchase Price \$10.00

or
Actual Value

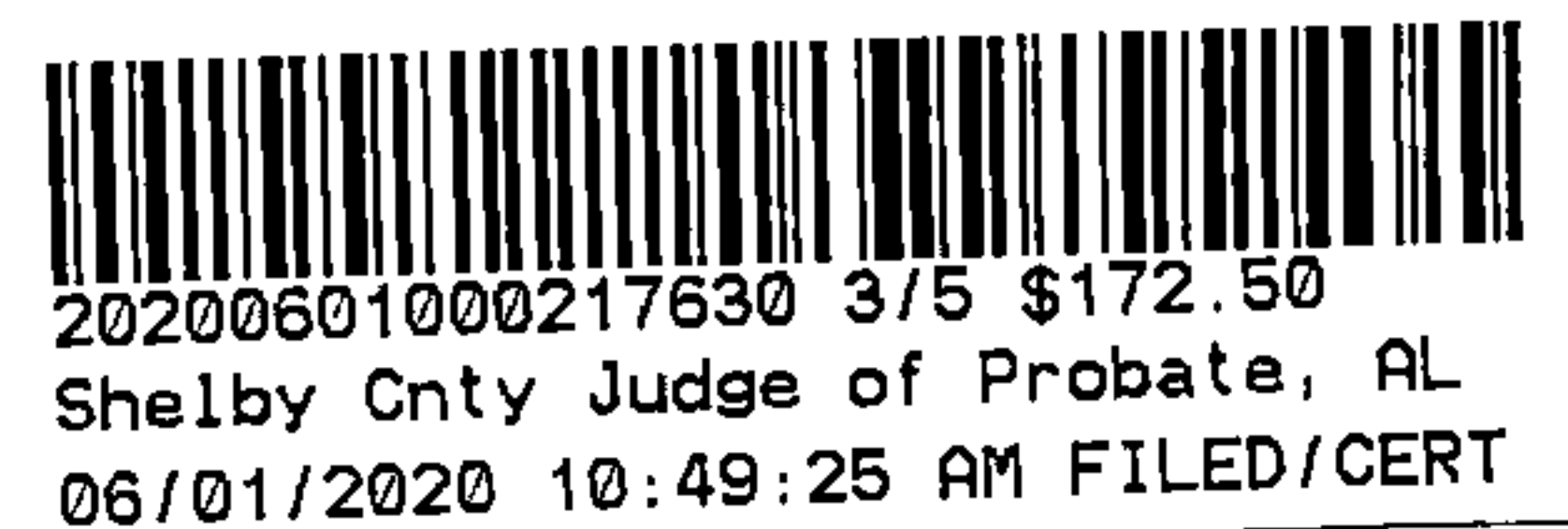
\$

or
Assessor's Market Value \$136,180

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 _____

Print _____

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

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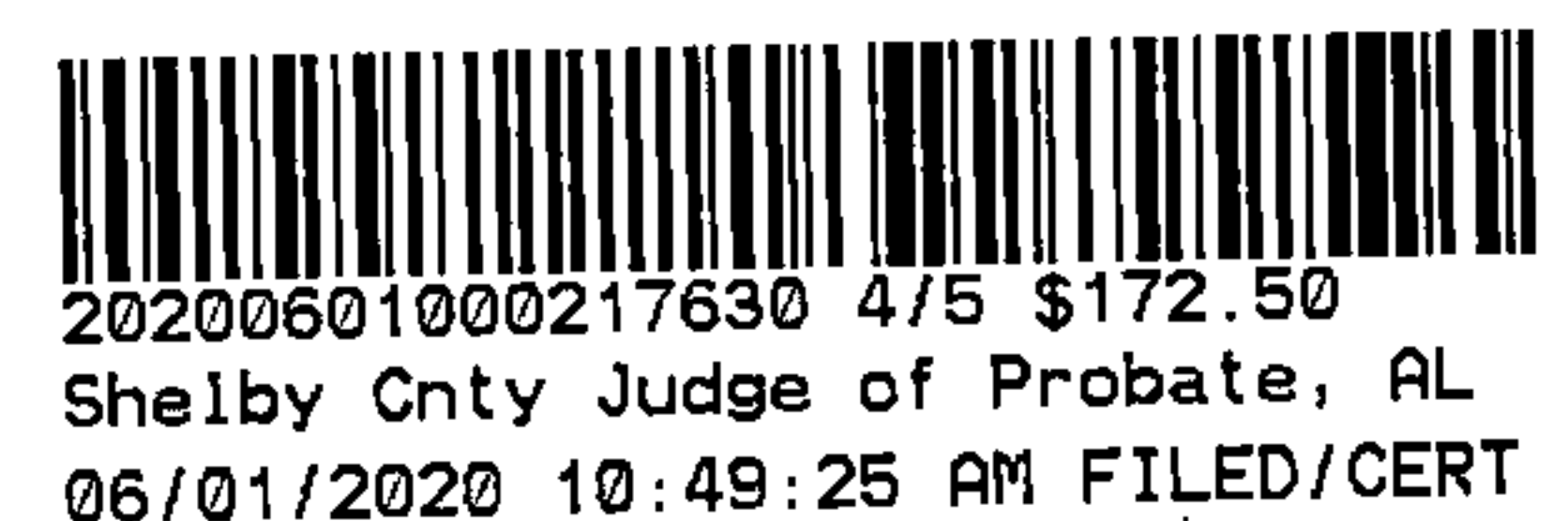
A parcel of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, and more particularly described as follows:

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SAN JUANA CASTAÑON-LOPEZ

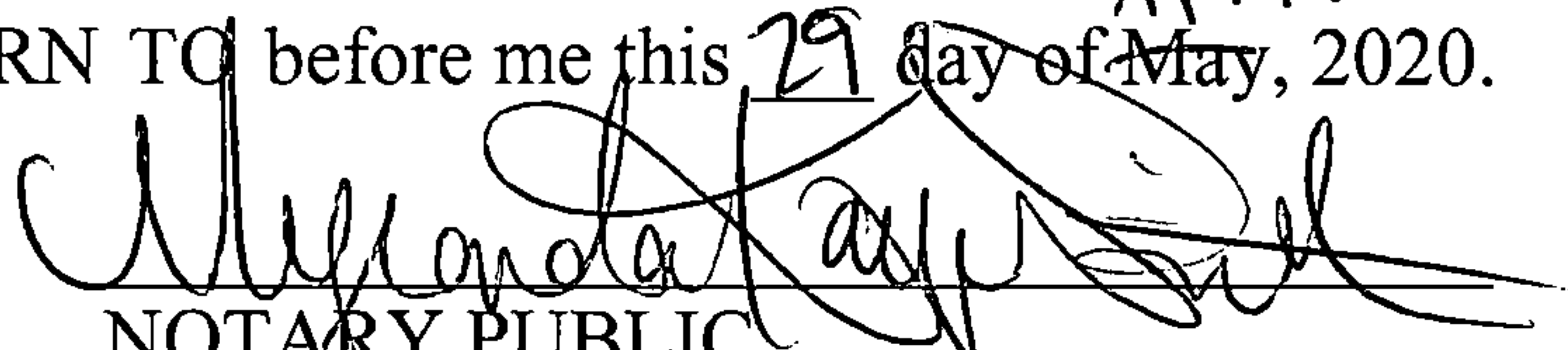


STATE OF ALABAMA)

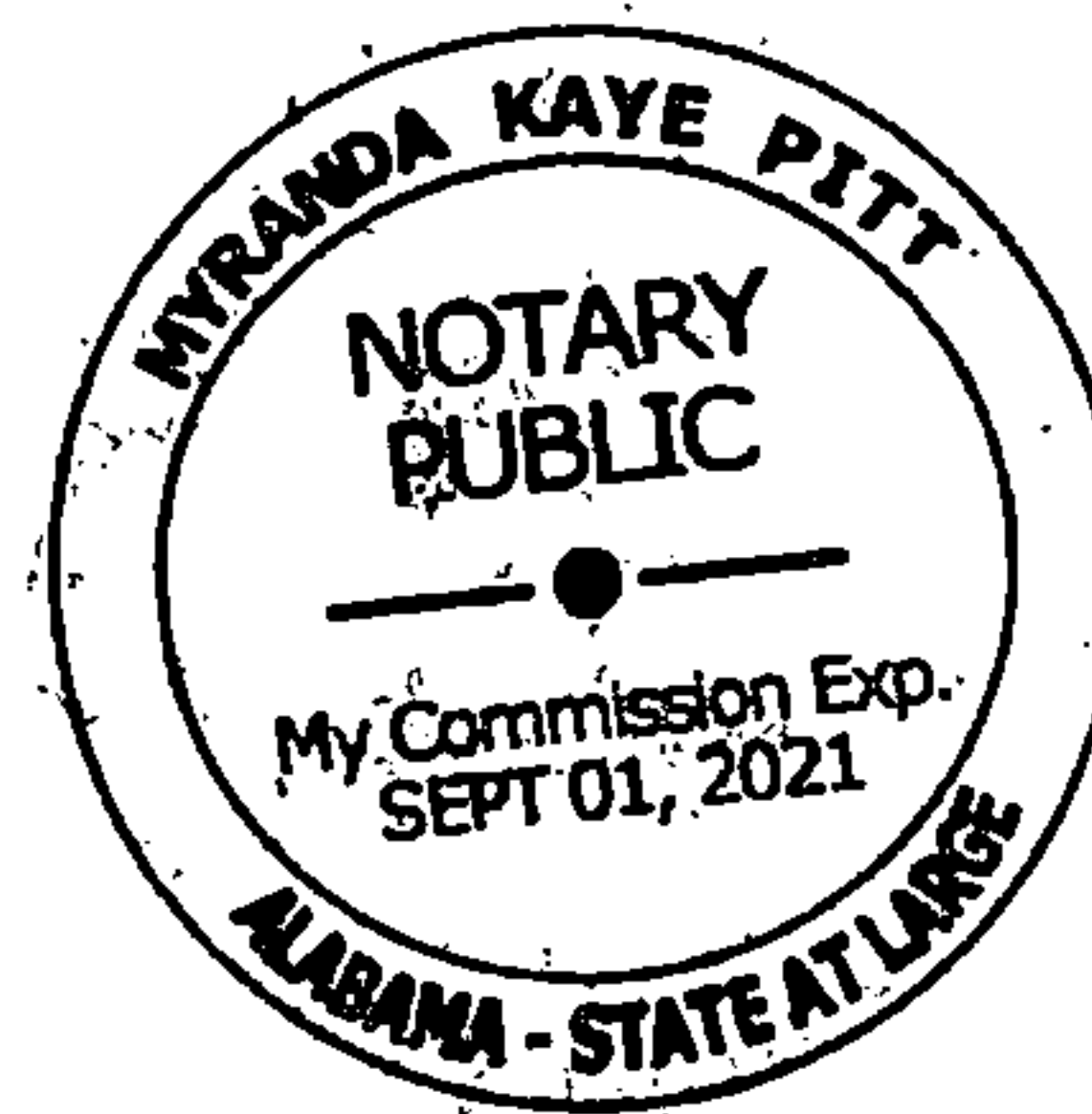
COUNTY OF SHELBY)

BEFORE ME, the undersigned authority, on this day personally appeared San Juana Castañon-Lopez, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.


SUBSCRIBED AND SWORN TO before me this ^{April} 29 day of May, 2020.


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Shelby County, AL 06/01/2020
State of Alabama
Deed Tax: \$136.50