

This instrument prepared by:

Daniel Hidalgo/ D.H.F Investments

2 Vance St, Pelham AL 35124



20200713000288400 1/4 \$45.00
Shelby Cnty Judge of Probate, AL
07/13/2020 10:26:39 AM FILED/CERT

Please send tax notice to:

Tomas Duran
114 Parliament Rd
Maylene, AL 35114

State of Shelby County

QUITCLAIM DEED

Know all men by these presents, that the consideration of ~~\$20,170~~ ^{\$10,000.00} to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, DHF INVESTMENTS (Grantor), a does grant, convey and quitclaim unto TOMAS DURAN, MARIA DURAN, THOMAS DURAN, AMIR DURAN, CLARISSA DURAN, JENNIFER DURAN (Grantee), all of my right, title and interest WITH NO WARRANTY in and to the real estate located and situated in Shelby County, Alabama, more particularly described, to wit:

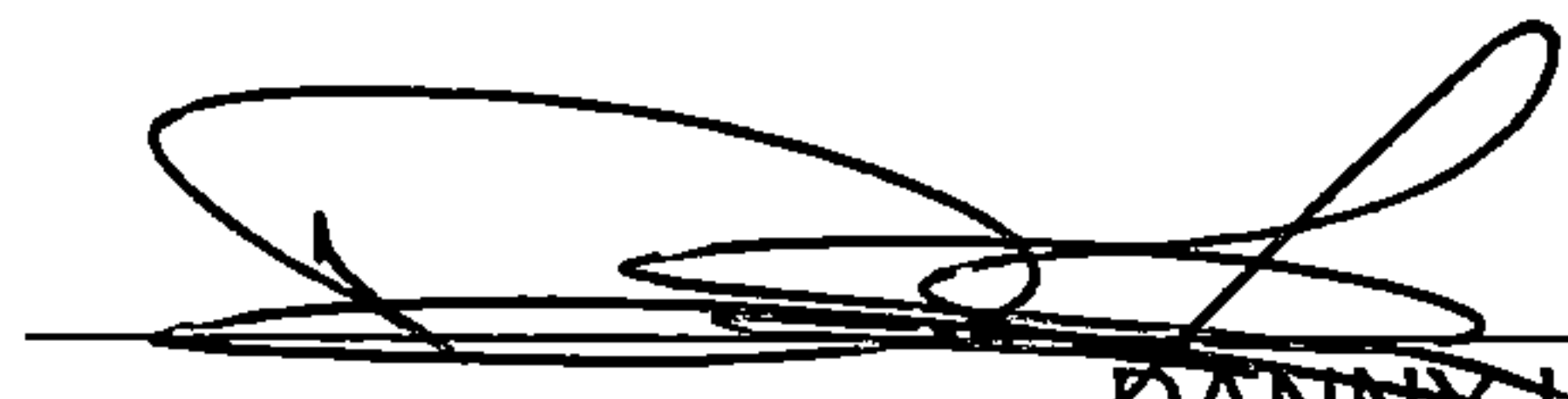
SEE ATTACHED "EXHIBIT A"

The property that is being deeded over is just the rear acres of the parcel.

This property is NOT the homestead of the Grantor or the Grantor's spouse.

To have and to hold unto the said Grantee, his heirs and assigns forever.

In witness whereof, I have hereunto set my hand and seal this 10th day of July, 2020.

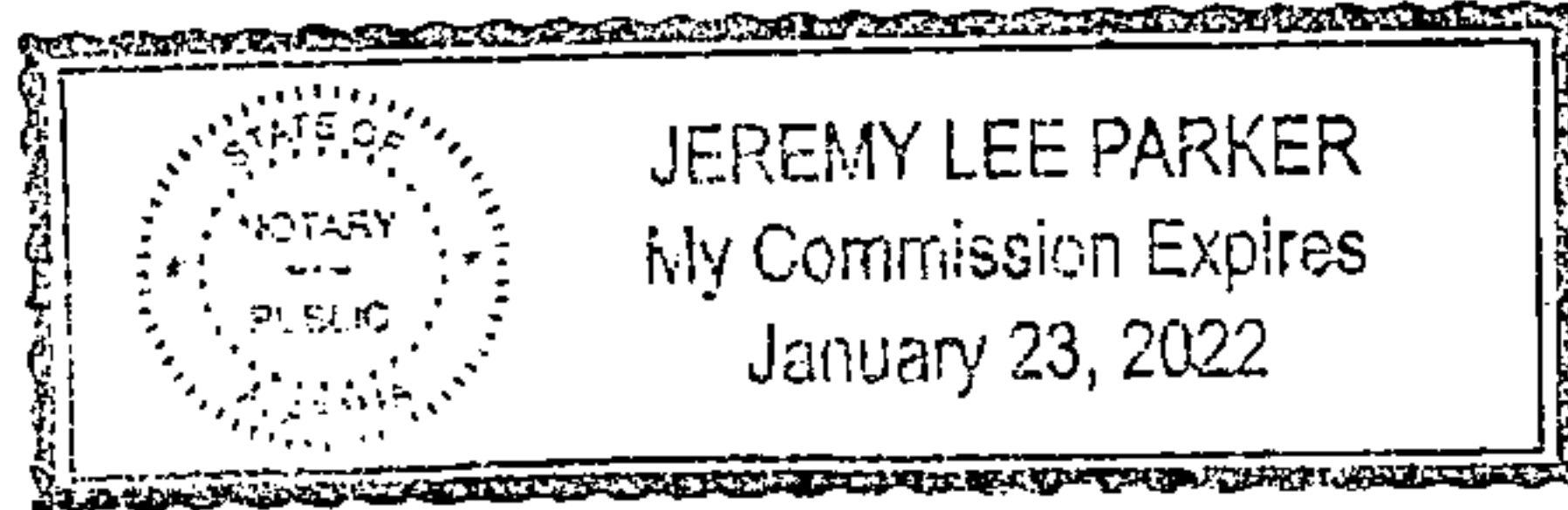

DANNY HIDALGO
Grantor
Agent for DHF INVESTMENTS

STATE OF ALABAMA))
COUNTY OF SHELBY)

I, Danny Hidalgo, the undersigned, a Notary Public, hereby certify that DANNY HIDALGO, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the

contents of the foregoing, executed the same voluntary on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2020.




NOTARY PUBLIC
My Commission Expires: 1-23-22



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EXHIBIT "A"

JOB NO. 15363 7.16 ACRES RADIO SITE

DESCRIPTION

COMMENCE AT THE NE CORNER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY ALABAMA; THENCE RUN S 05-07'15" E, ALONG THE EAST LINE OF SAID SECTION 4, FOR 1067.0' TO THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY 25; THENCE RUN S 65-36'45" W, ALONG SAID LINE FOR 320.0'; THENCE RUN N 24-23'15" W FOR 15.0'; THENCE RUN S 65-36'45" W FOR 246.00' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2-12'05", A RADIUS OF 2967.1'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 114.00'; THENCE CONTINUE ALONG THE EXTENTION OF SAID ARC, HAVING A CENTRAL ANGLE OF 12-56'16", A RADIUS OF 2967.1'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 669.99' TO A FOUND ½" REBAR; THENCE RUN S 03-45'33" E FOR 138.23' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 1013.09'; THENCE RUN N 87-01'32" E FOR 551.34'; THENCE RUN N 03-52'57" W 549.96'; THENCE RUN S 86-59'34" W FOR 530.20'; THENCE RUN N 03-45'33" W FOR 465.85'; THENCE RUN S 80-11'13" W FOR 20.07' TO THE POINT OF BEGINNING, CONTAINING 7.16 ACRES. ALSO THE FOLLOWING DESCRIBED 15 FOOT EASEMENT FOR UTILITIES AND INGRESS & EGRESS.

COMMENCE AT THE NE CORNER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY ALABAMA; THENCE RUN S 05-07'15" E, ALONG THE EAST LINE OF SAID SECTION 4, FOR 1067.0' TO THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY 25; THENCE RUN S 65-36'45" W, ALONG SAID LINE FOR 320.0'; THENCE RUN N 24-23'15" W FOR 15.0'; THENCE RUN S 65-36'45" W FOR 246.00' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2-12'05", A RADIUS OF 2967.1'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 114.00'; THENCE CONTINUE ALONG THE EXTENTION OF SAID ARC, HAVING A CENTRAL ANGLE OF 12-56'16", A RADIUS OF 2967.1'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 669.99' TO A FOUND ½" REBAR AND THE POINT OF BEGINNING OF A 15' EASEMENT, BEING BOUNDED ON THE WEST SIDE BY THE FOLLOWING LINE AND EXTENDING EAST 15 FEET AND CONTIGUOUS AND PARALLEL; THENCE RUN S 03-45'33" E FOR 138.23' TO THE END OF SAID EASEMENT.


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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	DHF Investments	Grantee's Name	Tomas Duran, Maria Duran, Thomas Duran, Amir Duran, Clarissa Duran and Jennifer Duran
Mailing Address	1 Vance St Pelham aL 35124		114 Parliament Rd Maylene AL 35114
Property Address	9170 Hwy 25 Calera AL 35040	Date of Sale	July 10 2020
	Shelby County, AL 07/13/2020 State of Alabama Deed Tax: \$10.00	Total Purchase Price	\$10,000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ Closing Statement

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: July 10 2020

(verified by)

Print: Danny Hidalgo

Sign: _____

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

