

STATE OF ALABAMA )

COUNTY OF SHELBY )

CF AL 98145 <sup>2nd</sup>

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT CARLY JANE DUARTE, an unmarried woman, and DANIEL DUARTE, an unmarried man, who previously obtained title as husband and wife (together herein, "Grantors"), whose address is 4898 Stonecreek Way, Calera, AL 35040, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to DANIEL DUARTE, an unmarried man (herein, "Grantee"), whose address is 4898 Stonecreek Way, Calera, AL 35040, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4898 Stonecreek Way, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20171023000384110

PROPERTY ID: 283060006048000

REAL PROPERTY TAX: \$ 770.00 due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 30<sup>th</sup> day of December, 2019.

GRANTOR:

Carly Jane Duarte (SEAL)  
CARLY JANE DUARTE

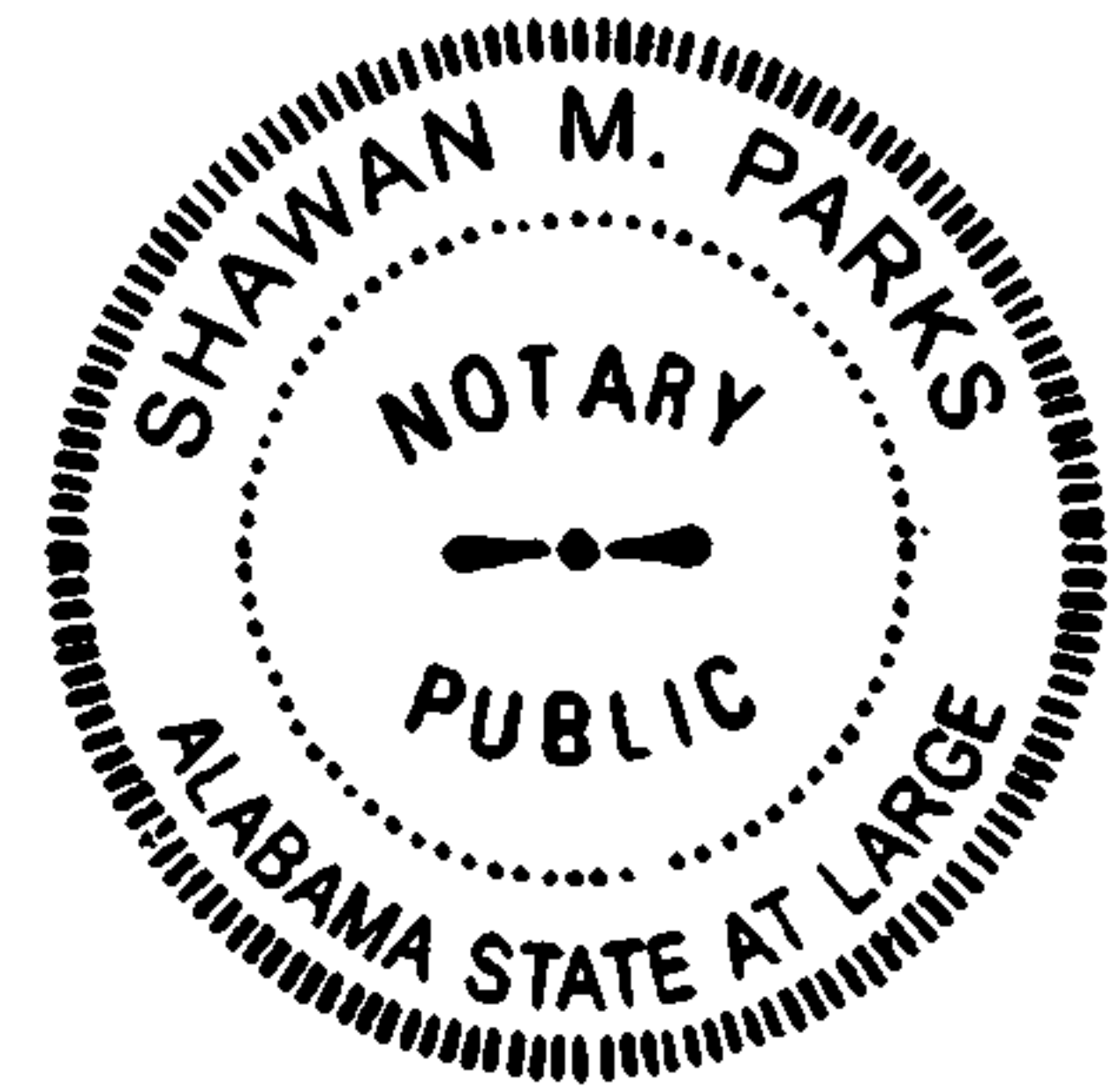
STATE OF ALABAMA  
COUNTY OF STELBY

I, Shawan Parks, the undersigned Notary Public in and for said State and County, hereby certify that CARLY JANE DUARTE, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of December, 2019.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: MY COMMISSION EXPIRES OCTOBER 19, 2021



GRANTOR:


 (SEAL)  
DANIEL DUARTE

STATE OF Alabama  
COUNTY OF Shelby

I, Colby Key, the undersigned Notary Public in and for said State and County, hereby certify that DANIEL DUARTE, an unmarried man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of January, 2020.



  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 07/13/2021

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

When recorded, please mail to:

DANIEL DUARTE  
4898 STONECREEK WAY  
CALERA, AL 35040

The Grantee's address is:

DANIEL DUARTE  
4898 STONECREEK WAY  
CALERA, AL 35040

**EXHIBIT A**

**[Legal Description]**

**LOT 53, ACCORDING TO THE FINAL PLAT OF STONE CREEK, PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



Real Estate Sales Validation Form

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

Grantor's Name Carly Jane Duarte and
Mailing Address Daniel Duarte
4898 Stonecreek Way
Calera, AL 35040

Grantee's Name Daniel Duarte
Mailing Address 4898 Stonecreek Way
Calera, AL 35040

Property Address 4898 Stonecreek Way
Calera, AL 35040

Date of Sale DECEMBER 30, 2019
Total Purchase Price \$ 0.00

or
Actual Value \$

or
Assessor's Market Value \$ 157,500.00
1/2 VALUE: \$ 78,750.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2020 09:18:26 AM
\$113.00 CHERRY
20200806000335210

Alvin S. Boyd

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 ASSESSOR'S WEBSITE

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 Daniel Duarte

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one