

20200811000344760
08/11/2020 03:59:02 PM
DEEDS 1/3

This instrument was prepared by:
Alan C. Keith
Law Offices of Jeff W. Parmer LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send tax notice to:
Aaken Uylengco

5762 Parkside Pass
Hoover, AL 35244

QUITCLAIM DEED

THE STATE OF ALABAMA
JEFFERSON COUNTY

(Consideration \$26,000.00)
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Charles D. Ferry, a married man, hereby releases, quitclaims, grants, sells, and conveys to Aaken Uylengco (hereinafter called Grantees), all his right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 90, according to the Survey of Bent River, Phase IV, as recorded in Map Book 41, Page 64 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except the following part of Lot 90; Begin at the Northeast corner of the Lot 90 according to the Survey of Bent River-Phase IV and run South 36 degrees 06 minutes 39 seconds East along rear lot line of said lot for a distance of 3.28 feet; thence South 61 degrees 04 minutes 03 seconds West for a distance of 25.73 feet; thence North 36 degrees 06 minutes 39 seconds West for a distance of 3.28 feet; then North 61 degrees 04 minutes 03 seconds East for a distance of 25.73 feet to the point of beginning.

This property is not the homestead of the grantor, nor of his spouse. The grantor has another property that is his homestead.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEE forever. Given under our hand and seal on this August 5, 2020.

_____(Seal)

Charles D. Ferry (Seal)
Charles D. Ferry

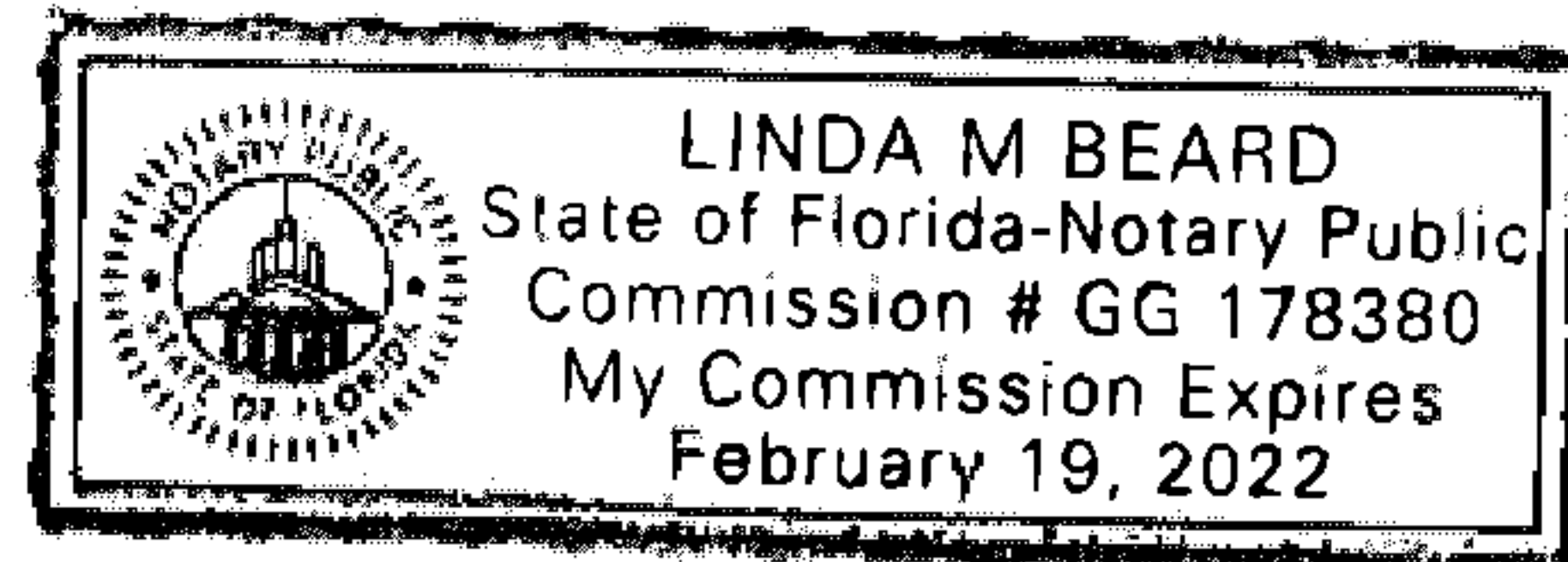
STATE OF Florida }
Escambia COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles D. Ferry, 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 executed the same voluntarily this date.

Given under my hand and official seal on August 5th, 2020.

Linda M Beard
Notary Public

My Commission Expires: 02/19/2022





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2020 03:59:02 PM
\$53.00 JESSICA
20200811000344760

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Real Estate *Alvin S. Bayl* on Form

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

Grantor's Name Charles D. Ferry
Mailing Address 3836 Bent River Road
Hoover, AL 35216

Grantee's Name Aaken Uylengco
Mailing Address 5762 Parkside Pass
Hoover, AL 35244

Property Address 3836 Bent River Road
Hoover, AL 35216

Date of Sale 08/05/2020
Total Purchase Price \$25000.00

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
☐ 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 8/10/20

Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1