

THIS INSTRUMENT WAS PREPARED BY:

QUITCLAIM DEED

20200821000365420 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
08/21/2020 03:59:40 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred fifty thousand 00/100 (\$150,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, quit claims, grants, sells and conveys to Luis Franco and Adriana Martin (hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated November 30, 2016, and recorded on December 5, 2016, in Book Instrument #2016120500442630, in the Probate Office of Shelby County, Alabama, Under and in accordance with the laws of the State of Alabama or the United States of America.

TO HAVE AND TO HOLD, the tractor parcel #23 7 35 0 002 050.000 of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her/his heirs and assigns forever

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 20th day of April 2020

[Signature] (SEAL)
[Signature] (SEAL)
____ (SEAL)
____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Estefany Siles-Rodriguez, whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of April, 2020
20

Estefany Siles-Rodriguez
Notary Public

My commission expires: 01-11-2023

Shelby County, AL 08/21/2020
State of Alabama
Deed Tax: \$150.00

Real Estate Sales Validation Form

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

Grantor's Name Adelaido Martin
Mailing Address 515 Fulton Spring RD
Alabaster AL 35007

Grantee's Name Luis Franco and Adriana Franco
Mailing Address 3068 Hwy 17
Montevallo AL 35007

Property Address 28 Oakdale Drive
Montevallo AL 35115

Date of Sale 04/10/2020

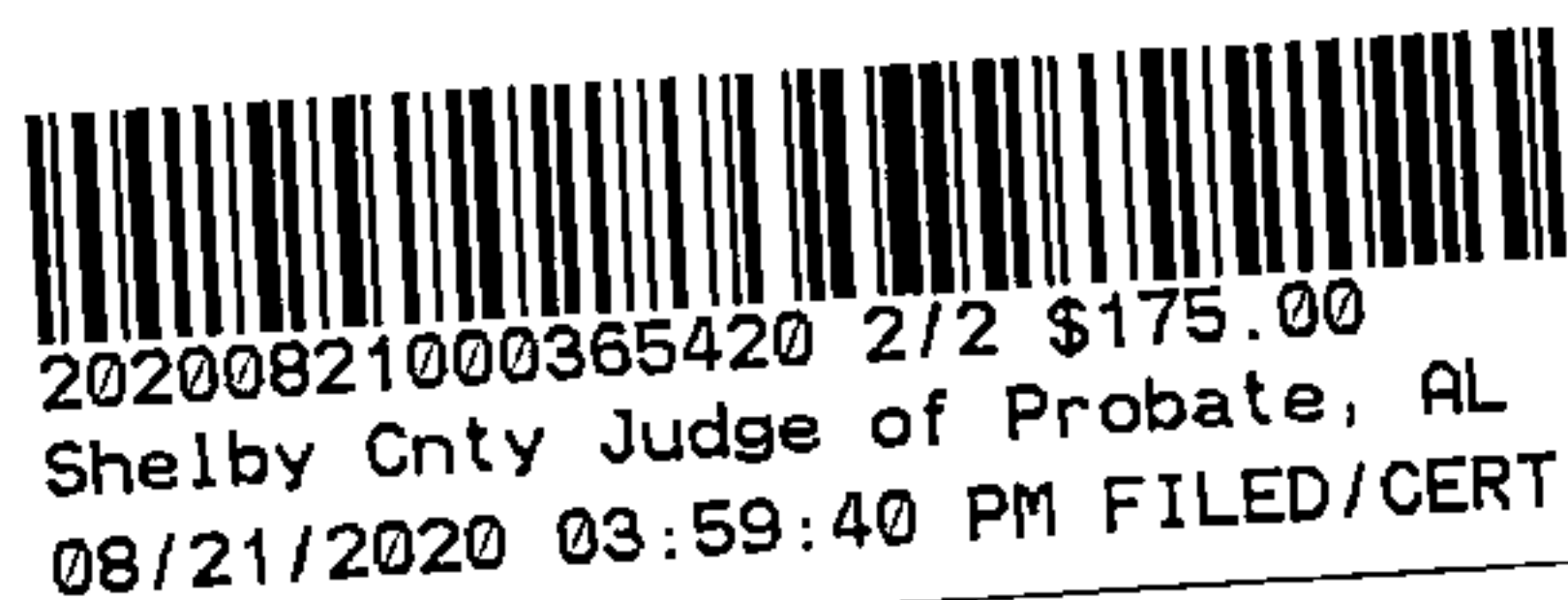
Total Purchase Price \$ 150,000.00

or

Actual Value \$ 160,000.00

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 Quitclaim Deed

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 04/10/2020

Print Adelaido Martin

☐ Unattested

(verified by)

Sign

Adelaido Martin

(Grantor/Grantee/Owner/Agent) circle one