



20200831000385210 1/3 \$65.50
Shelby Cnty Judge of Probate, AL
08/31/2020 04:15:11 PM FILED/CERT

This Instrument was Prepared By:
Jeffery N. Lucas, Attorney at Law
Post Office Box 361606
Birmingham, Alabama 35236
Off: 205-425-5200 Fx: 205-425-5253
NO TITLE SEARCH PERFORMED

Send Tax Notice To:
Bianca Moreno
3661 Highway 25
Montevallo, AL 35115

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

RAQUEL ALAS

an unmarried woman, hereinafter referred to as the **GRANTOR**, does hereby grant, convey and quitclaim unto,

BLANCA MORENO

hereinafter referred to as **GRANTEE**, all of my rights, title, claim, and interest in and to the following described real property, situated, lying and being in Shelby County, Alabama, viz:

Property Described in that certain Foreclosure Deed, Instrument No. 20200731000324680
Office of the Judge of Probate, Shelby County, Alabama:

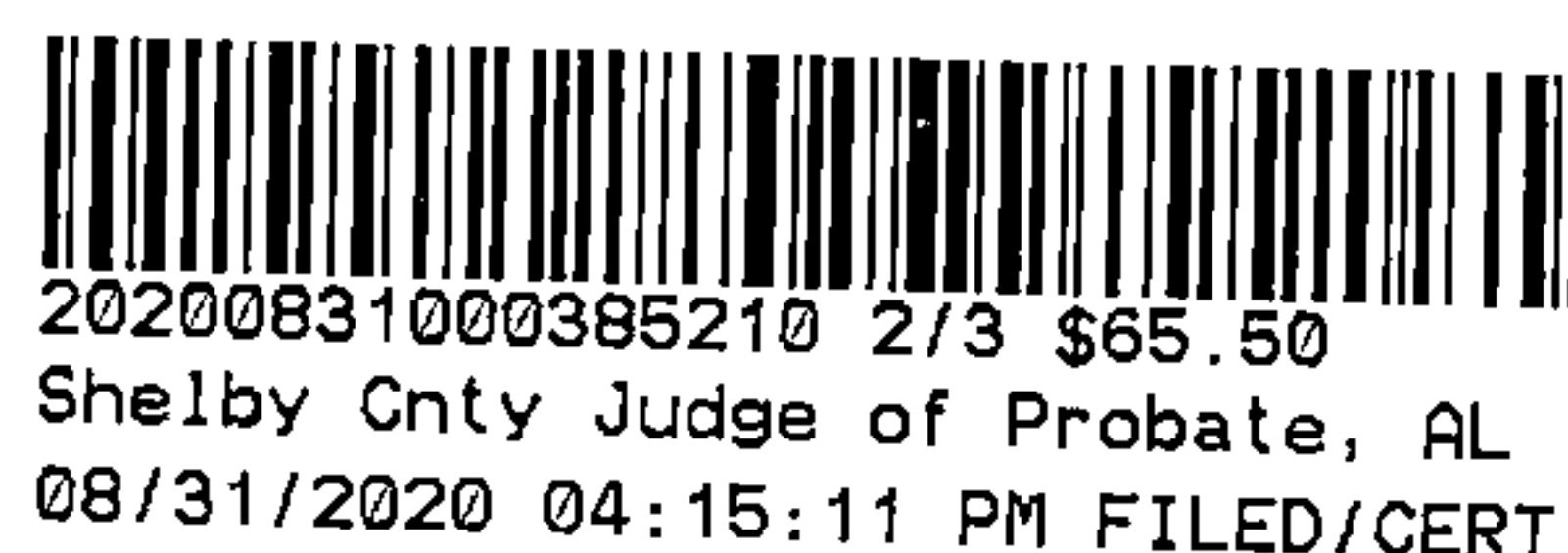
Commence at the Northwest corner of the SE 1/4 of NW 1/4 of Section 2, Township 22 South, Range 4 West and run thence East along the North line of said 40 acres 424 feet to the point of beginning of the land herein conveyed; thence South and parallel with the East Line of the said 40 acres run 315 feet; thence East and parallel with the North line of the said 40 acres run 105 feet to the West line of Doyle Wiley lot; thence north and parallel with the West line and along said Wiley lot run 315 feet to the North line of the said 40 acres; thence along same West 105 feet to the point of beginning.

Also, commence at the SW corner of the NE 1/4 of NW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence East along the South line of said 1/4-1/4 section for 467.00 feet to the SE corner of the Dennis property, said point also being the point of beginning; thence left 89 degrees 21 minutes in a Northerly direction along the East boundary of said Dennis property 131.94 feet; thence right 93 degrees 03 minutes in a Southeasterly direction and along an existing fence line a distance of 105 feet, more or less, to a point due North of a point which is 105 feet East of the point of

beginning; thence run South parallel with the West line of said 1/4-1/4 section. and along the property line between the property of the grantees and the property of Doyle Wiley, or an extension thereof, a distance of 131 feet, more or less, to a point on the South line of said 1/4-1/4 section which is 105 feet East of the point of beginning; thence run West along the South line of said 1/4-1/4 section a distance of 105 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said GRANTEE, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of August, 2020.



Raquel Alas (SEAL)

RAQUEL ALAS
Printed Name, Grantor

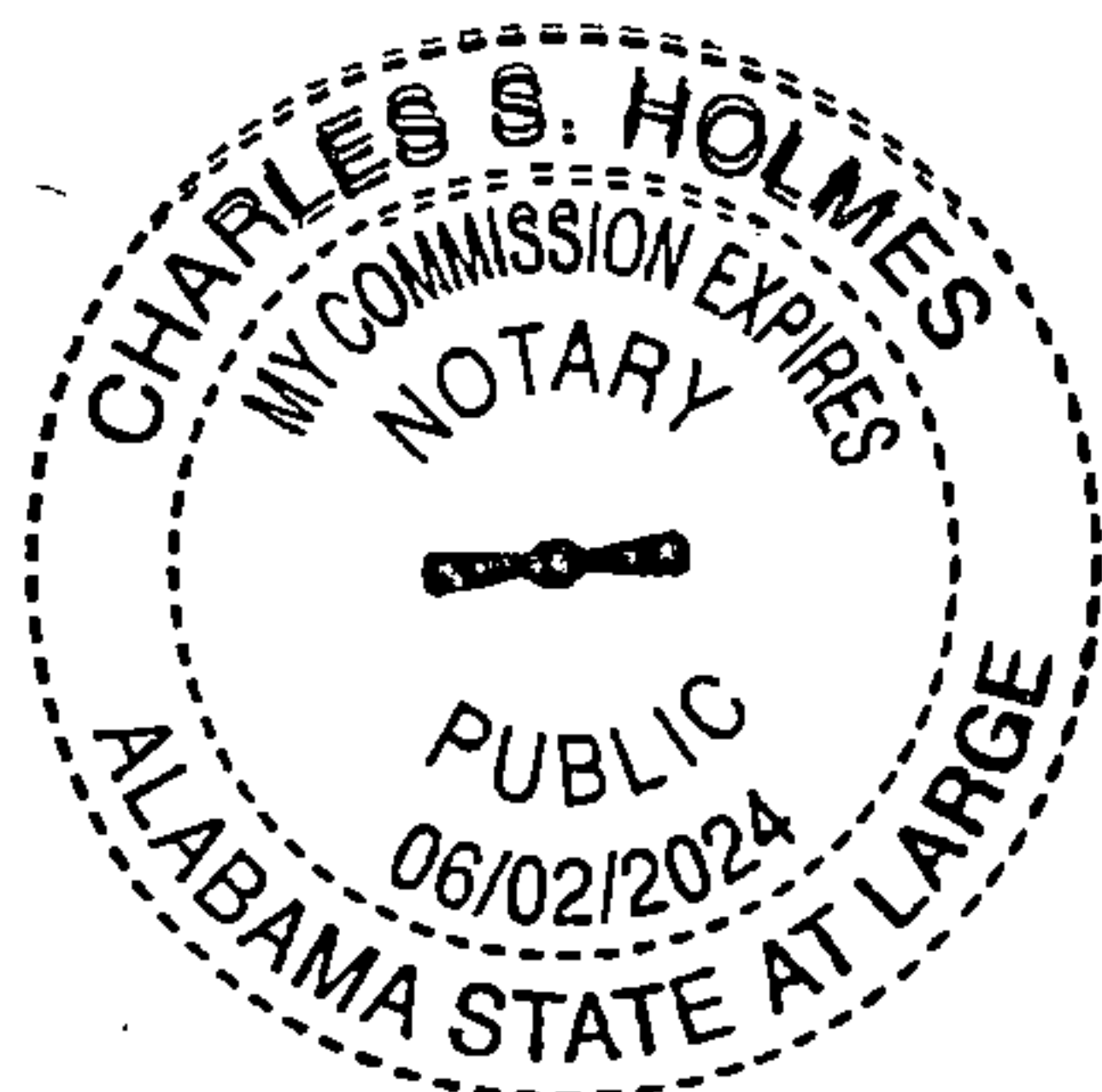
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Charles S. Holmes the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that,

RAQUEL ALAS

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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of August, 2020.



[Signature]
Notary Public
My Commission Expires: JUNE 2 2024

Real Estate Sales Validation Form

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

Grantor's Name Raquel Alas
Mailing Address _____

Grantee's Name Bianca Moreno
Mailing Address 127 Co Rd 54
Montevillo, Az 35115

Property Address 716 Blossom Street
Montevillo, Az 35115

Date of Sale 8/31/2020
Total Purchase Price \$ 1.00

Shelby County, AL 08/31/2020
State of Alabama
Deed Tax: \$37.50

or
Actual Value \$ 37,500.00
or
Assessor's Market Value \$ 37,500.00

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
☒ 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 8/31/2020

Print Bianca Moreno

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


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