

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, AL 35046
(205) 755-1975


20200925000432900 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
09/25/2020 12:48:32 PM FILED/CERT

QUITCLAIM

SEND TAX NOTICES TO:

700 Wilderness Road
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eight Thousand Dollars (\$8,000.00) and other good and valuable considerations, in hand paid to **Jeremy Smith, a single person,,** (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby **RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY** unto **Deici Zavala,** (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Com 300' E of INT N R/W CO RD22 & E R/W CHURCH RD TH N 146.1
TO POB N 165'E 90'S 165'W TO POB in Section 5, Township 22S, Range
3W
Parcel Number: 58//27/03/05/0/001/053.000**

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: The drafter of this instrument acted as a scrivener only and no representation is made as to chain of title or to the description contained herein.

Prior Deed Reference: Instrument Number 20200421000155160

TO HAVE AND TO HOLD to said Grantee forever.

Shelby County, AL 09/25/2020
State of Alabama
Deed Tax:\$8.00

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 25th
day of August, 2020.

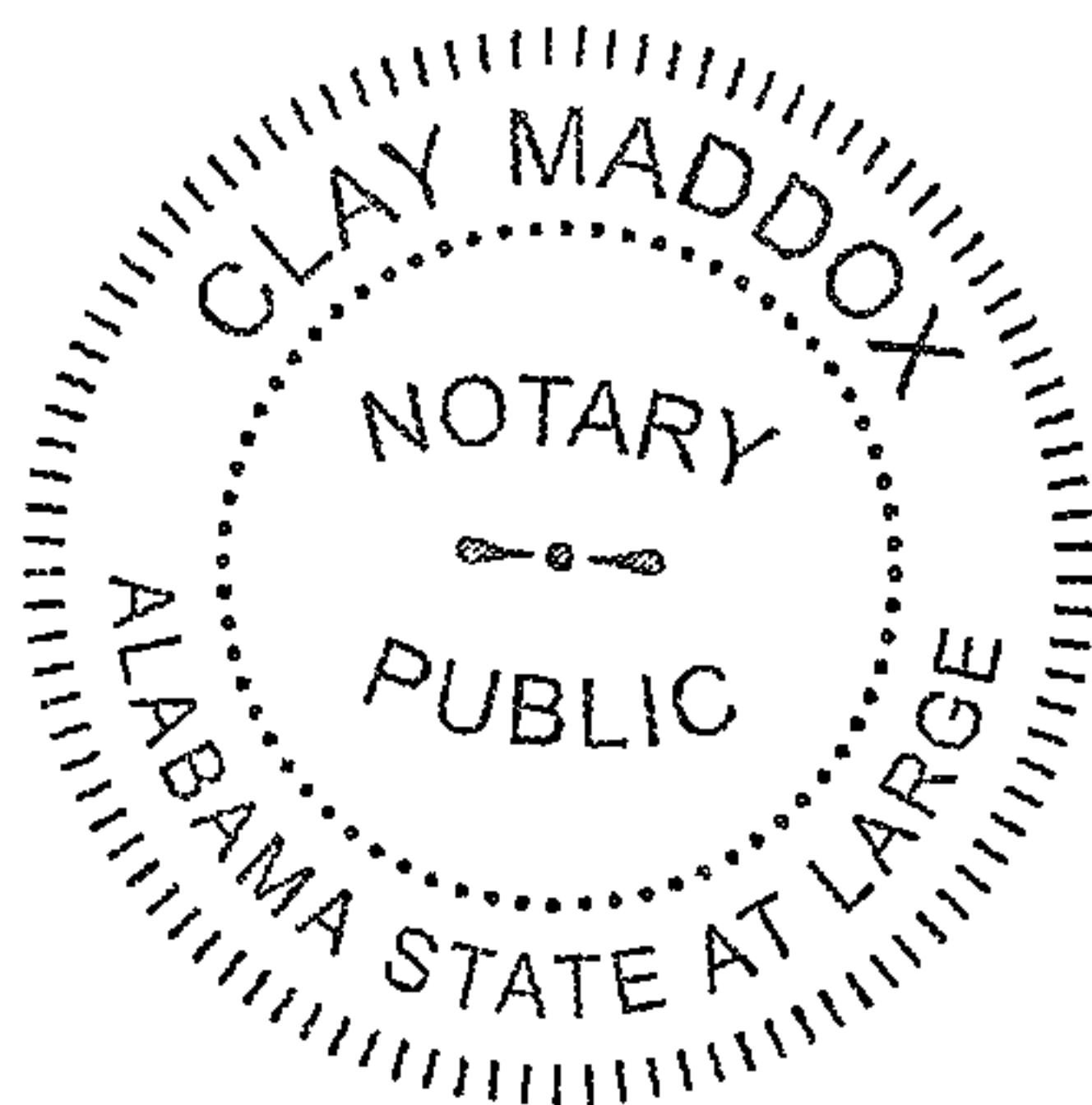
Jeremy Smith
JEREMY SMITH

STATE OF ALABAMA)

COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Jeremy Smith**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August,
2020.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4-23-23



20200925000432900 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
09/25/2020 12:48:32 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jeremy Smith
Mailing Address 9616 AL Hwy 22
Maplesville, AL 36750

Grantee's Name Deici Zavala
Mailing Address 700 Wilderness Road
Pelham, AL 35124

Property Address 0 Hwy 22
Montevallo, AL 35115

Date of Sale 08/25/2020
Total Purchase Price \$8000.00

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
☒ 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 08/25/2020

Print Clay Maddox

Sign

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

eForms

20200925000432900 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
09/25/2020 12:48:32 PM FILED/CERT

Form RT-1