

THIS INSTRUMENT WAS PREPARED BY:  
DHF INVESTMENTS  
2 VANCE ST PELHAM AL 35214

SEND TAX NOTICE TO:  
MARISON HERNANDEZ  
3595 LORNA RD, HOOVER AL 35216

### Quitclaim Deed

STATE OF ALABAMA  
COUNTY OF Shelby  
DATE: July 20, 2020

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$11,500.00, the receipt of which is hereby acknowledged, the undersigned DANNY HIDALGO, of DHF INVESTMENTS, an Alabama corporation whose tax mailing address is 2 VANCE ST, PELHAM AL 35214, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto MARISOL HERNANDEZ, not married, of 3595 LORNA RD, HOOVER AL 35216, (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:

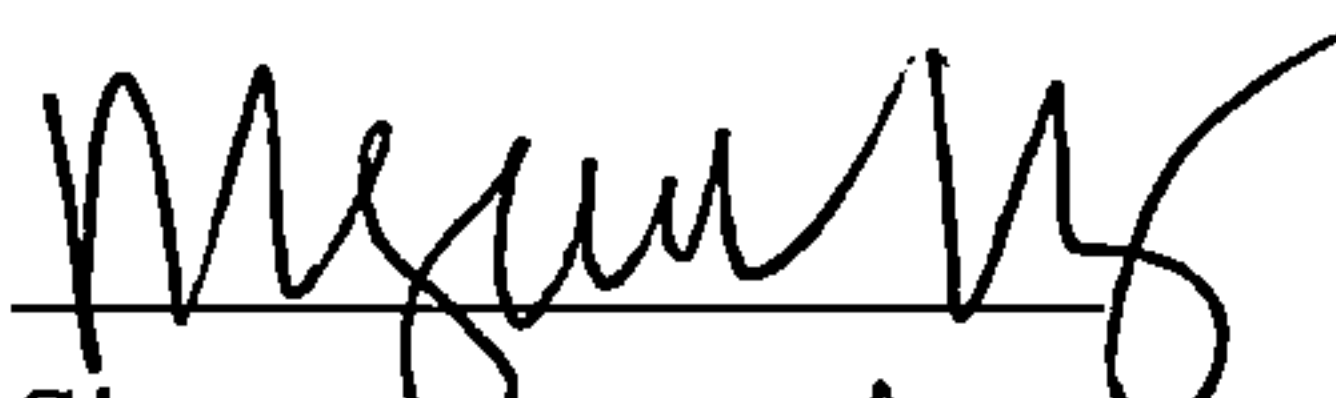
**METES AND BOUNDS:**

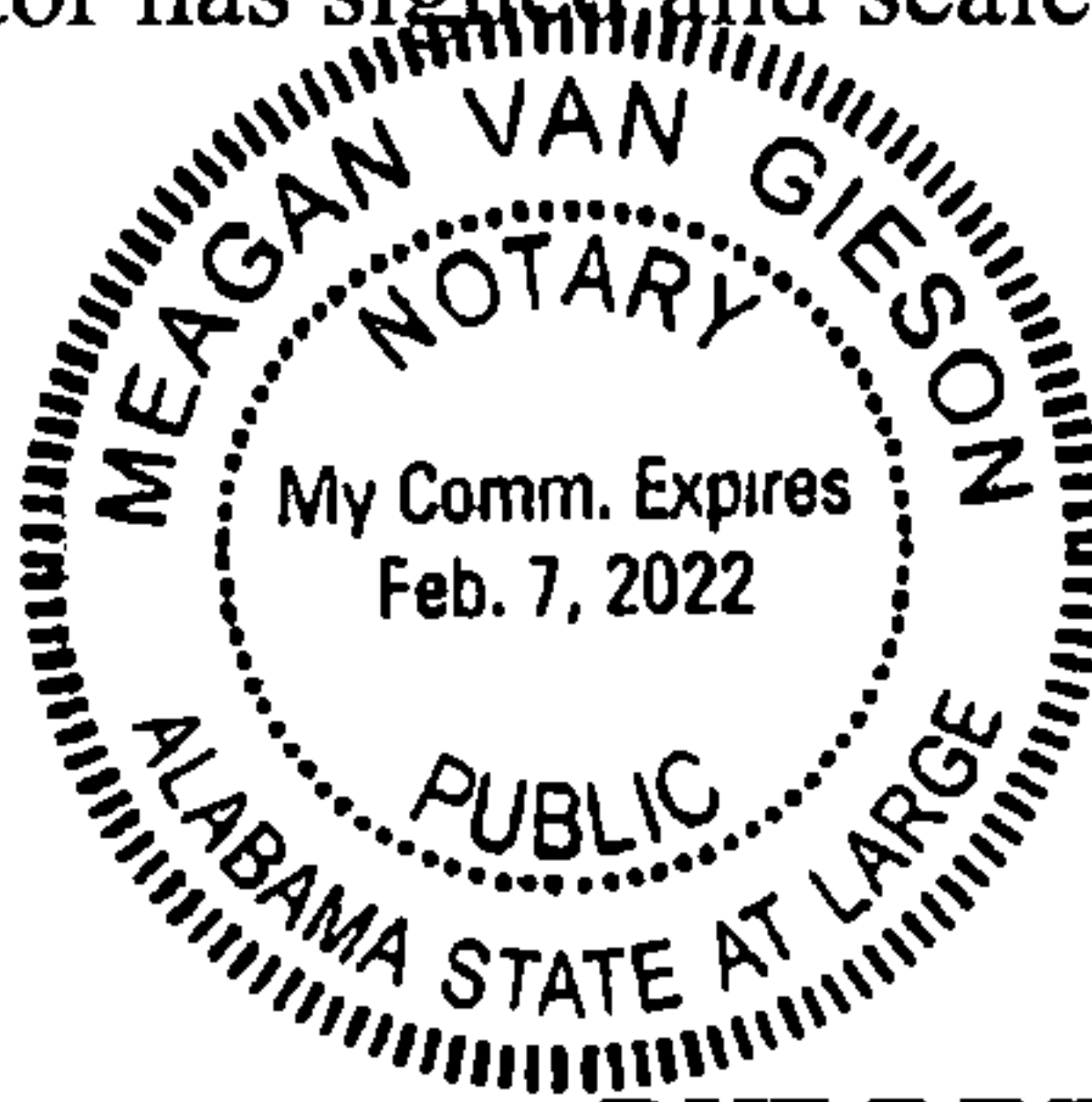
COM INT N ROW UNNAMED CO RD & E ROW CO RD 17 TH NW ON ROW 200 TH BEG  
TH E372.65 TH NE 110 TH W172.65 TH SW90 TH W200 TH SW20.84 TO POB  
PARCEL #:27 4 17 3 001 006.001.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.


IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

  
Signature  
Megan Van Gieson  
Name  
MY COMMISSION EXPIRES FEBRUARY 7 2022



DHF INVESTMENTS  
Per:   
DANNY HIDALGO

  
20201112000516120 1/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
11/12/2020 11:00:10 AM FILED/CERT

Shelby County, AL 11/12/2020  
State of Alabama  
Deed Tax: \$11.50

## Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF

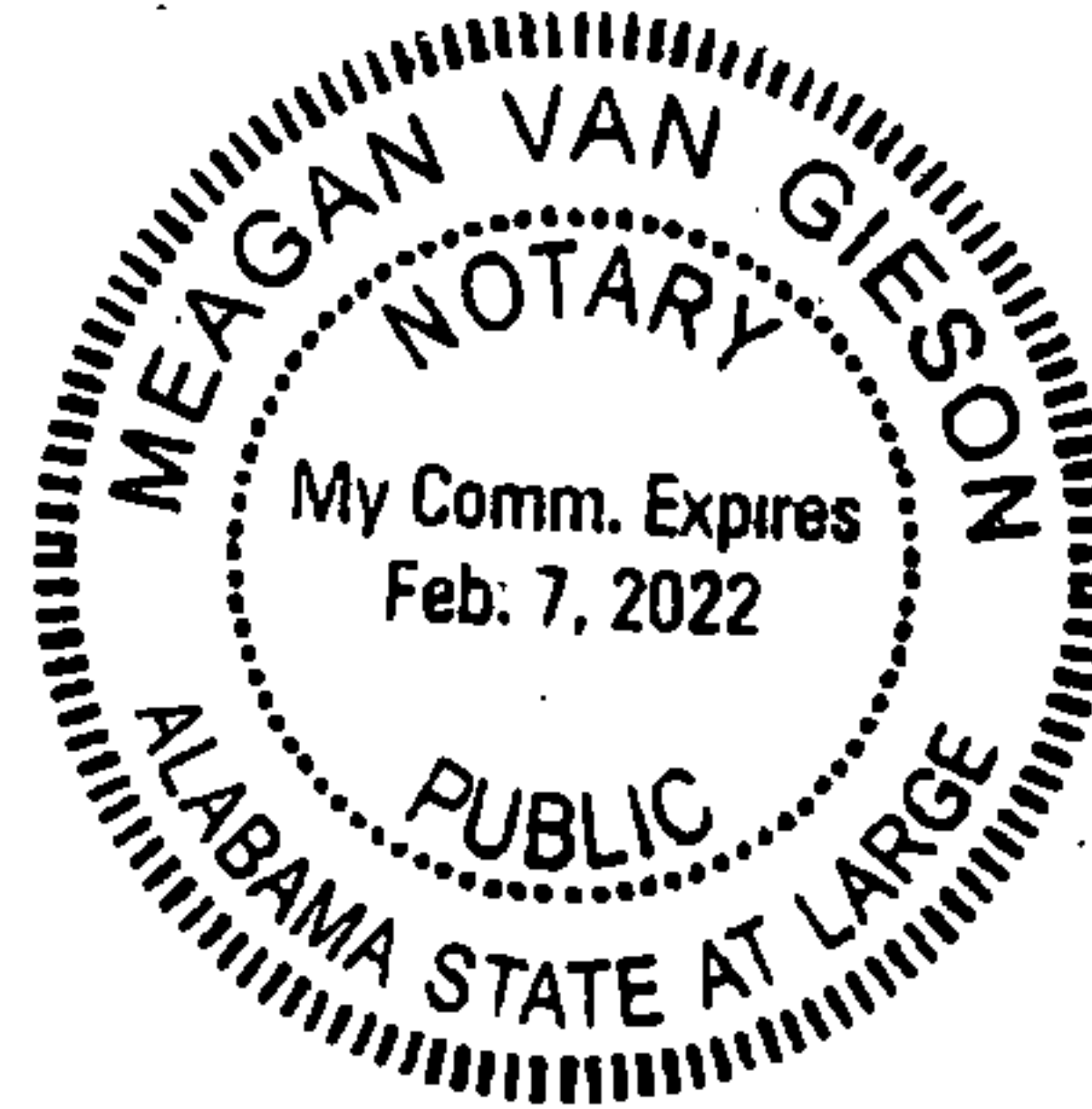
Shelby

I [Signature], a Notary Public in and for said County and State, hereby certify that DANNY HIDALGO on behalf of and with the authority of DHF INVESTMENTS, an Alabama corporation, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 20th day of July, 2020.

[Signature]

Notary Public for the State of Alabama

My commission expires: MY COMMISSION EXPIRES FEBRUARY 7 2022

20201112000516120 2/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
11/12/2020 11:00:10 AM 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 DFF Investments  
Mailing Address 2 Vance St  
Pelham AL 35024

Grantee's Name Marisol Hernandez  
Mailing Address 3595 Lorna Rd  
Hoover AL 35216

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 7-20-2020  
Total Purchase Price \$ 11,500  
or  
Actual Value \$ ~~15,500~~  
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 \_\_\_\_\_

Print Danny Andrews

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20201112000516120 3/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
11/12/2020 11:00:10 AM FILED/CERT

verified by)