


Shelby County, AL 11/12/2020
State of Alabama
Deed Tax: \$12.00


20201112000516140 1/4 \$43.00
Shelby Cnty Judge of Probate, AL
11/12/2020 11:00:12 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
DHF INVESTMENTS
2 Vance St, IPELHAM AL 35124, USA

SEND TAX NOTICE TO:
Miguel Diaz Villagomez
6785 Hwy 26, Columbiana AL 35051

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF Shelby

DATE: August 28, 2020

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$11,600.00, 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 miguel diaz villagomez, married, of 6785 Hwy 26 Lot 1, Columbiana AL 35051, and Matilde Alcantar Alvares, not married, of 6785 Hwy 26 Lot 1, Columbiana AL 35051, (collectively 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:

Parcel #21 6 23 3 001 030.000

Description: BEG NW COR SW1/4 SW1/4 E824.5 S210(S) TO POB S210 SELY105

N210 NWLY TO POB

Remarks: RB 299 P 586;

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:

Imelda Corral

Signature

Imelda Corral

Name

DHF INVESTMENTS

Per: *[Signature]*

DANNY HIDALGO



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Grantor Acknowledgement

STATE OF ALABAMA

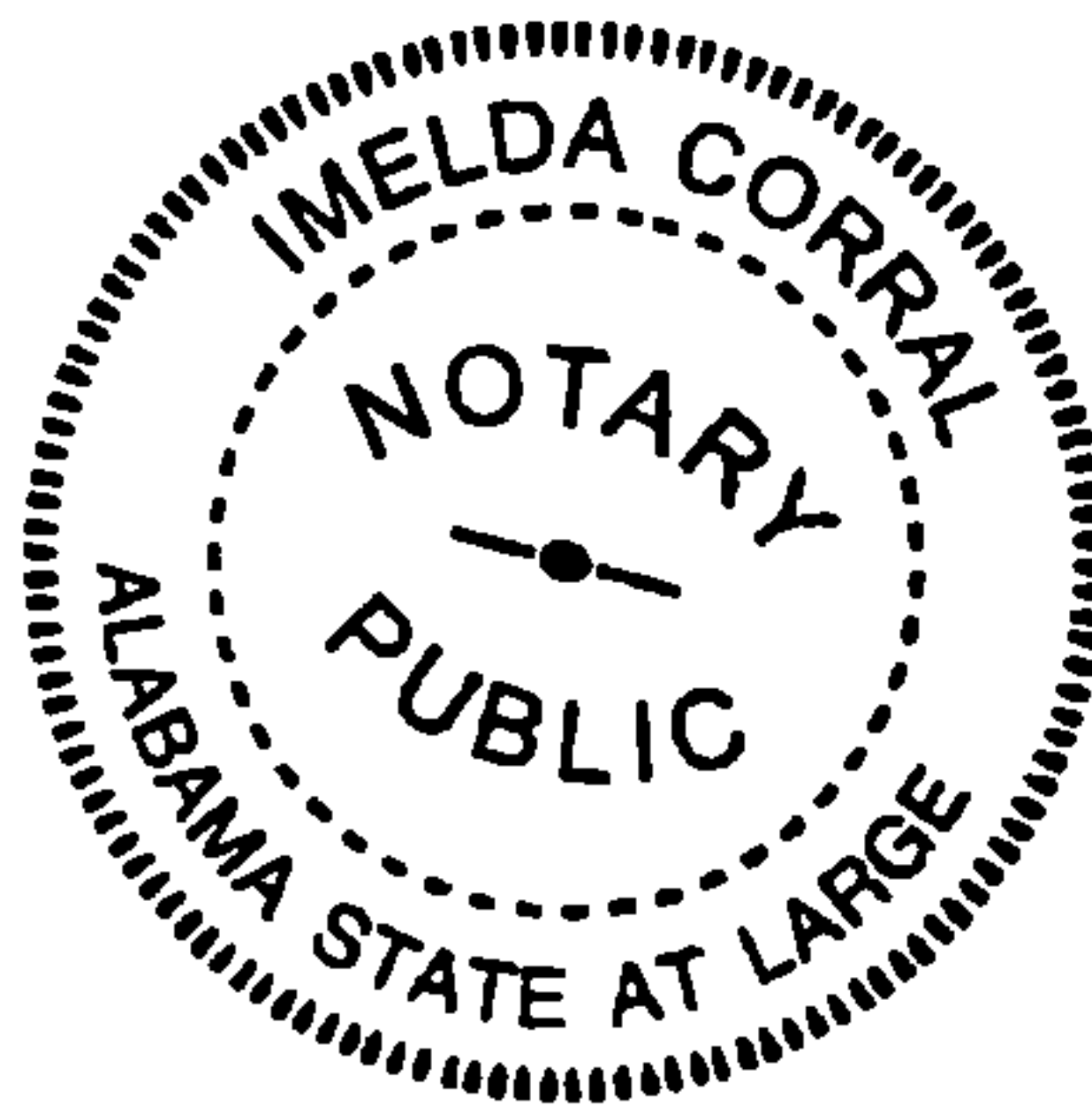
COUNTY OF Shelby

I Imelda Corral, 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 28th day of August, 2020.

Imelda Corral

Notary Public for the State of Alabama



My commission expires: 7/20/2024



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Real Estate Sales Validation Form

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

Grantor's Name DHF Investments
Mailing Address 2 Vance St

Grantee's Name Miguel Diaz
Mailing Address 6785 Hwy 26 Lot 1
Columbian AL 35051

Property Address _____

Date of Sale 8-28-2020

Total Purchase Price \$ 11,600

or

Actual Value \$ 12,500

or

Assessor's Market Value \$ _____



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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 8-28-2020

Print Danny Hidalgo

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1