

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
MARGARET M. CASEY, ATTORNEY AT LAW  
2163 HIGHWAY 31 SOUTH, SUITE 102  
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:  
JENNIFER CHILDERS-HERNANDEZ  
117 MERIMEADOWS DRIVE  
BIRMINGHAM, ALABAMA 35242

**QUIT CLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )


**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to IVAN A. HERNANDEZ-JUAREZ and JENNIFER CHILDERS-HERNANDEZ, husband and wife, in hand paid by JENNIFER CHILDERS-HERNANDEZ, the receipt whereof is hereby acknowledged we, IVAN A. HERNANDEZ-JUAREZ and JENNIFER CHILDERS-HERNANDEZ, husband and wife, do remise, release, quit claim and convey to the said JENNIFER CHILDERS-HERNANDEZ all our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 79 ACCORDING TO THE SURVEY OF THE MEADOWS AT MERIWEATHER, PHASE I, AS RECORDED IN MAP BOOK 33, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, existing easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said JENNIFER CHILDERS-HERNANDEZ, her heirs and assigns forever.

Given under our hands and seals this 19<sup>th</sup> day of February, 2021.

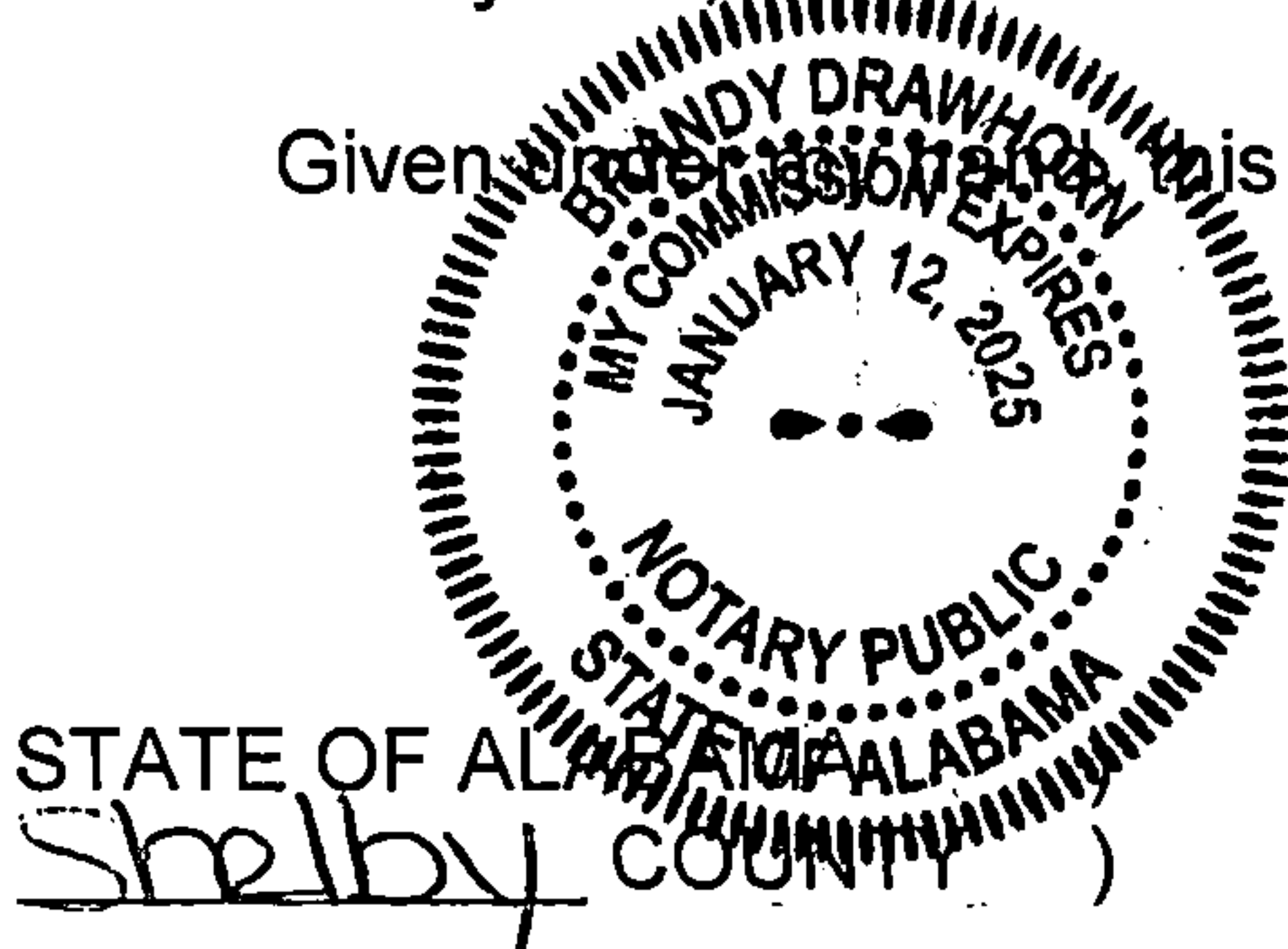
  
\_\_\_\_\_  
IVAN A. HERNANDEZ-JUAREZ (Seal)


  
\_\_\_\_\_  
JENNIFER CHILDERS-HERNANDEZ (Seal)

STATE OF ALABAMA )  
Shelby COUNTY )

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that Ivan A. Hernandez-Juarez, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19<sup>th</sup> day of February, 2021.



  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/12/2025

STATE OF ALABAMA )  
Shelby COUNTY )

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that Jennifer Childers-Hernandez, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this the 8<sup>th</sup> day of February, 2021.



  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/12/2025

20210504000222280 2/2 \$90.50  
Shelby Cnty Judge of Probate, AL  
05/04/2021 02:03:28 PM FILED/CERT

Grantor's Name:  
IVAN A. HERNANDEZ-JUAREZ  
JENNIFER CHILDERS-HERNANDEZ

Grantee's name:  
JENNIFER CHILDERS-HERNANDEZ

Mailing Address:  
2129 MONTREAT WAY  
BIRMINGHAM, AL 35216

Mailing Address:  
117 MERIMEADOWS DRIVE  
BIRMINGHAM, AL 35242

Property Address:  
117 MERIMEADOWS DRIVE  
BIRMINGHAM, AL 35242

Date of Sale: \_\_\_\_\_  
Total Purchase Price: \$ \_\_\_\_\_  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value: \$126,600  
1/2 value of \$63,300

Bill of Sale  
 Sales Contract  
 Closing Statements

Front of Foreclosure Deed  
 Appraisal  
 Other Tax Assessor