


Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax notice to:
Lizbeth Yahaira Torres-Rodriguez
106 Douglas Drive
Alabaster, AL 35007


20210519000246610 1/4 \$82.00
Shelby Cnty Judge of Probate, AL
05/19/2021 11:22:51 AM FILED/CERT

QUIT CLAIM DEED

WITHOUT BENEFIT OF TITLE INSURANCE AT GRANTORS' and GRANTEES' REQUEST. ATTORNEY MAKES NO CERTIFICATION OF TITLE STATUS OF PROPERTY.

STATE OF ALABAMA §
 KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a payment of \$10.00 (ten dollars), the undersigned Grantors: LIZBETH YAHAIRA TORRES-RODRIGUEZ, a single woman, and LUCIANO FABIAN BARRUETA-CORO, a single man, do grant, bargain, sell, quit claim, and convey, unto ZHAYRAN A. TORRES-RODRIGUEZ, a one half (1/2) portion of each of our ownership interest, any and all interests, at law, or in equity, the real estate described below situated in ~~Saint Clair~~ ^{Shelby (LT)} County, Alabama. Upon the conveyance and recording of this Quit Claim Deed, LUCIANO FABIAN BARRUETA-CARO, LIZBETH YAHAIRA TORRES-RODRIGUEZ, and ZHAYRAN A. TORRES-RODRIGUEZ shall each have an ownership interest, as Tenants in Common, of one third (1/3) portion each of the real estate ownership interest in the below described lands:

PROPERTY DESCRIPTION:

LOT 4, ACCORDING TO THE SURVEY OF DOUGLAS MEADOWS, AS RECORDED IN MAP BOOK 15, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 05/19/2021
State of Alabama
Deed Tax: \$49.00

PHYSICAL ADDRESS: 106 Douglas Drive, Alabaster, AL 35007

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns; that I will convey any and all interests I have or may have at law or in equity of the above aforementioned property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of April, 2021.

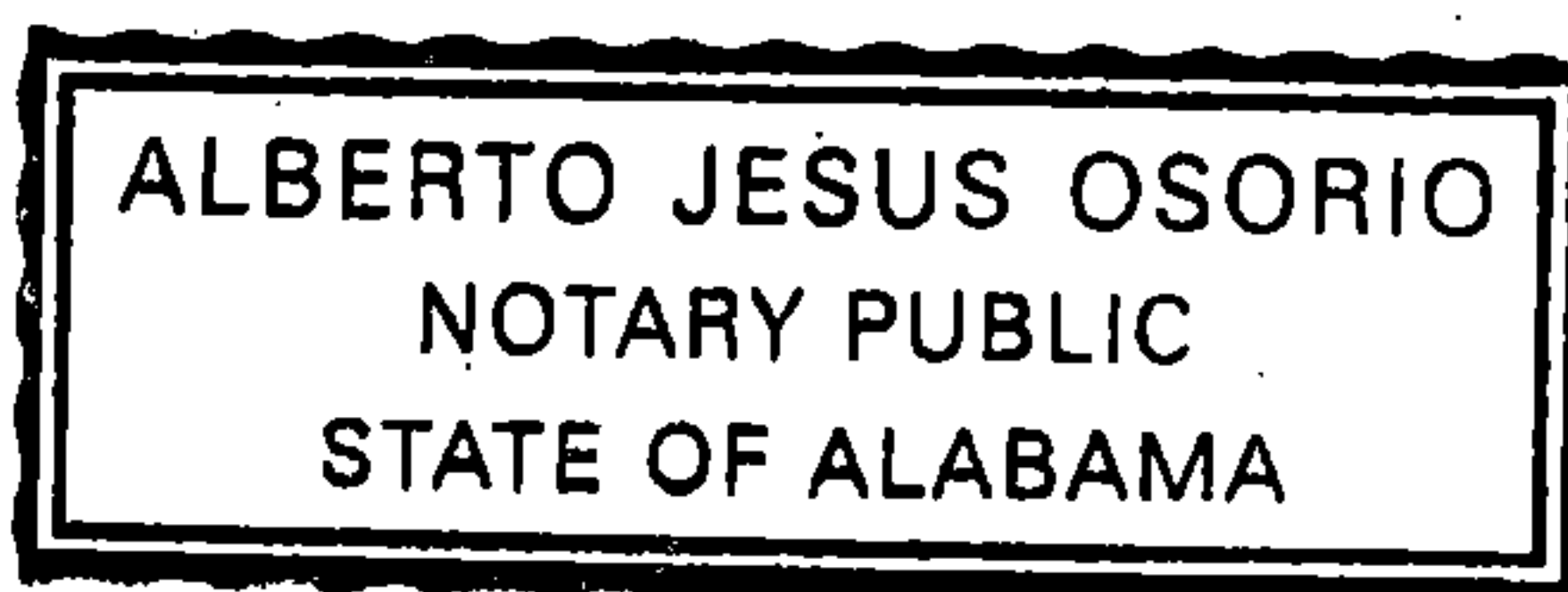

Lizbeth Yahaira Torres-Rodriguez (Grantor)


STATE OF ALABAMA §

COUNTY OF SHELBY §

I, the undersigned, a Notary Public in and for said County, in said state at large, hereby certify that Lizbeth Yahaira Torres-Rodriguez, 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/ she has executed the foregoing conveyance.

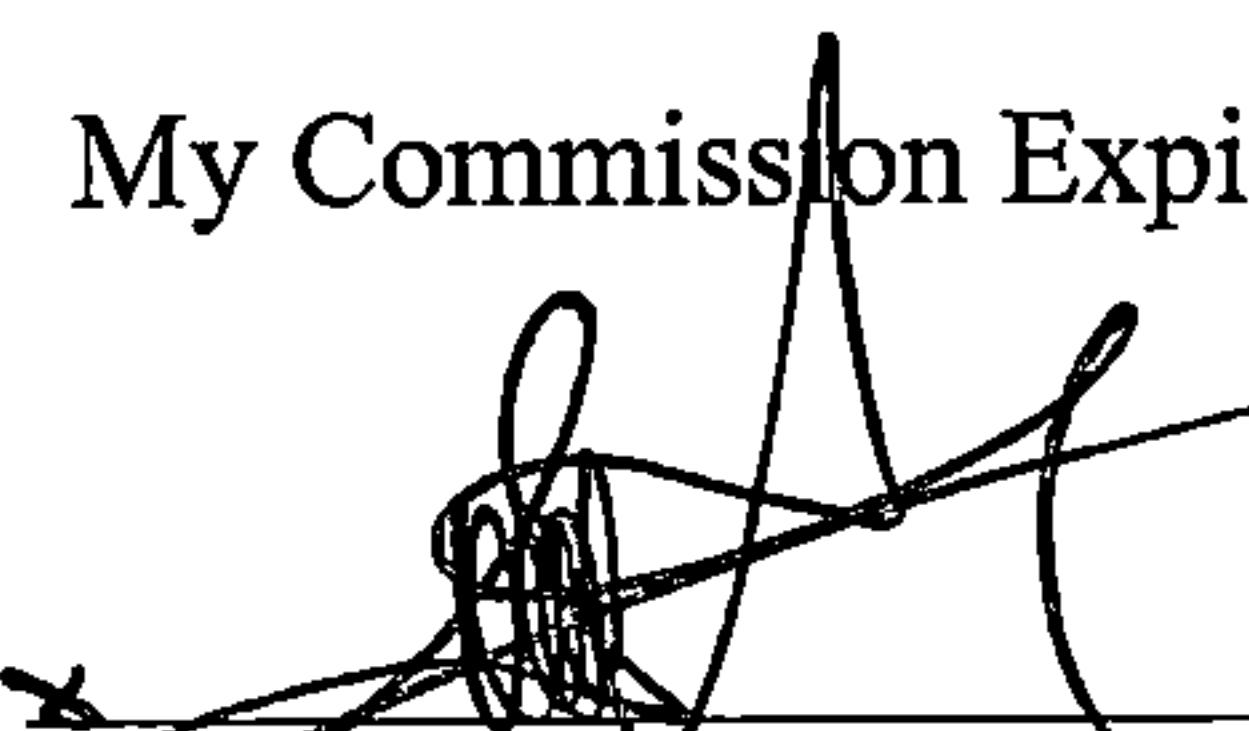
Given under my hand and official seal, this the 30th day of April, 2021.



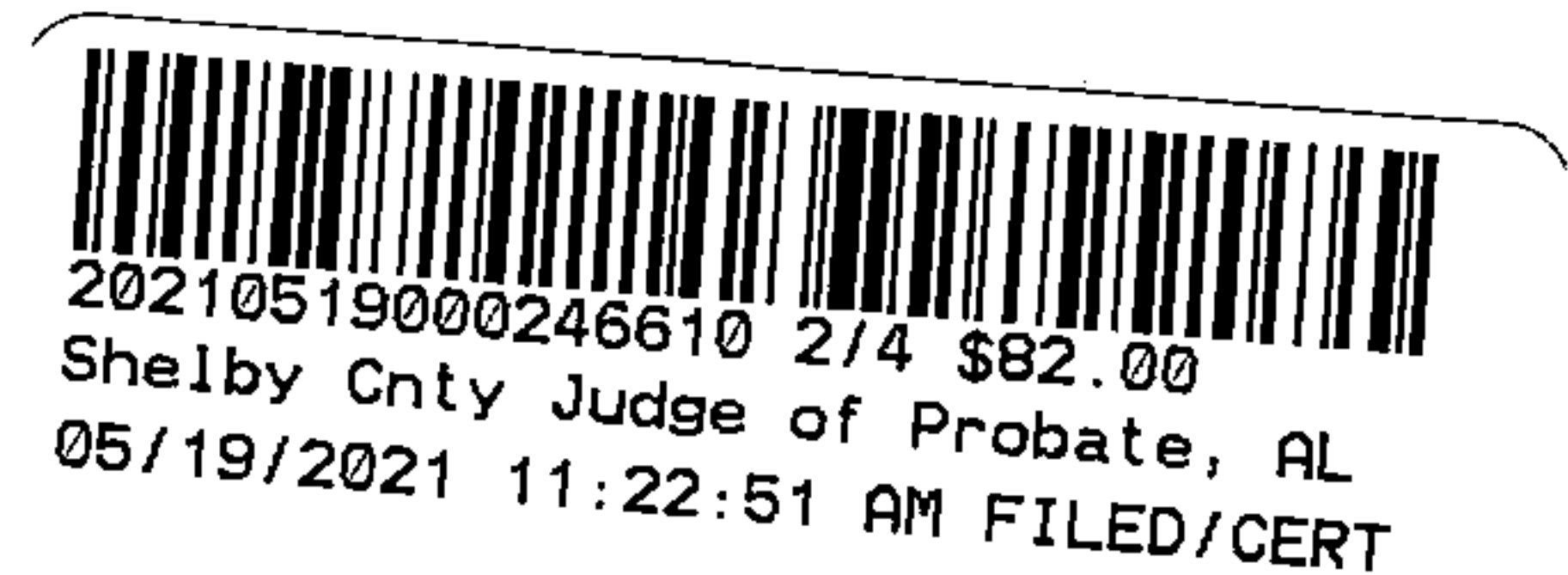

NOTARY PUBLIC

Name: Albert J. Osorio

My Commission Expires: 7/23/21


Luciano Fabian Barrueta-Caro (Grantor)

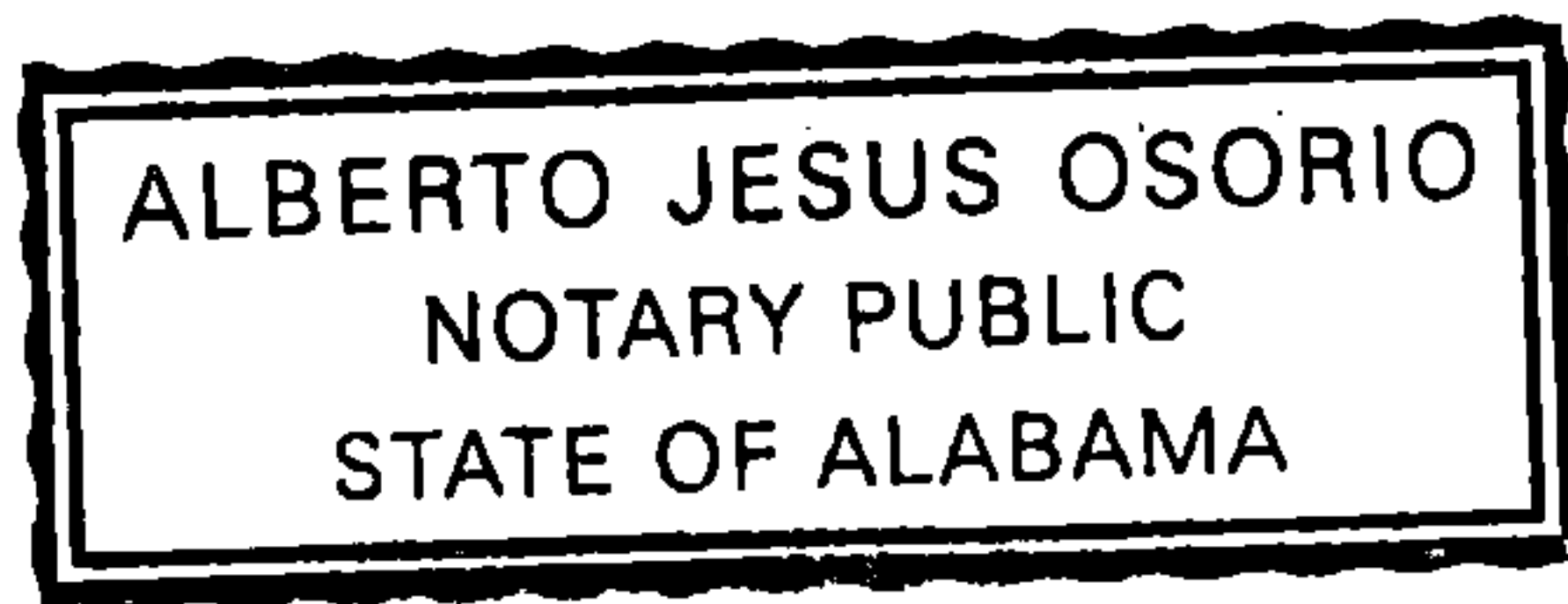
STATE OF ALABAMA §



COUNTY OF SHELBY §

I, the undersigned, a Notary Public in and for said County, in said state at large, hereby certify that Luciano Fabian Barrueta-Coro , 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/ she has executed the foregoing conveyance.

Given under my hand and official seal, this the 30th day of April, 2021.






NOTARY PUBLIC

Name: Albert J. Osorio

My Commission Expires: 7/23/21

End of Document.


20210519000246610 3/4 \$82.00
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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 Lizbeth Yahaira Torres-Rodriguez Grantee's Name Lizbeth Yahaira Torres-Rodriguez
Mailing Address Luciano Fabian Barrueta-Caro Mailing Address 106 Douglas Dr
Zhayron-Alejandro Torres-Rodriguez Alabaster AL 35007

Property Address 106 Douglas Dr
Alabaster AL 35007

Date of Sale _____

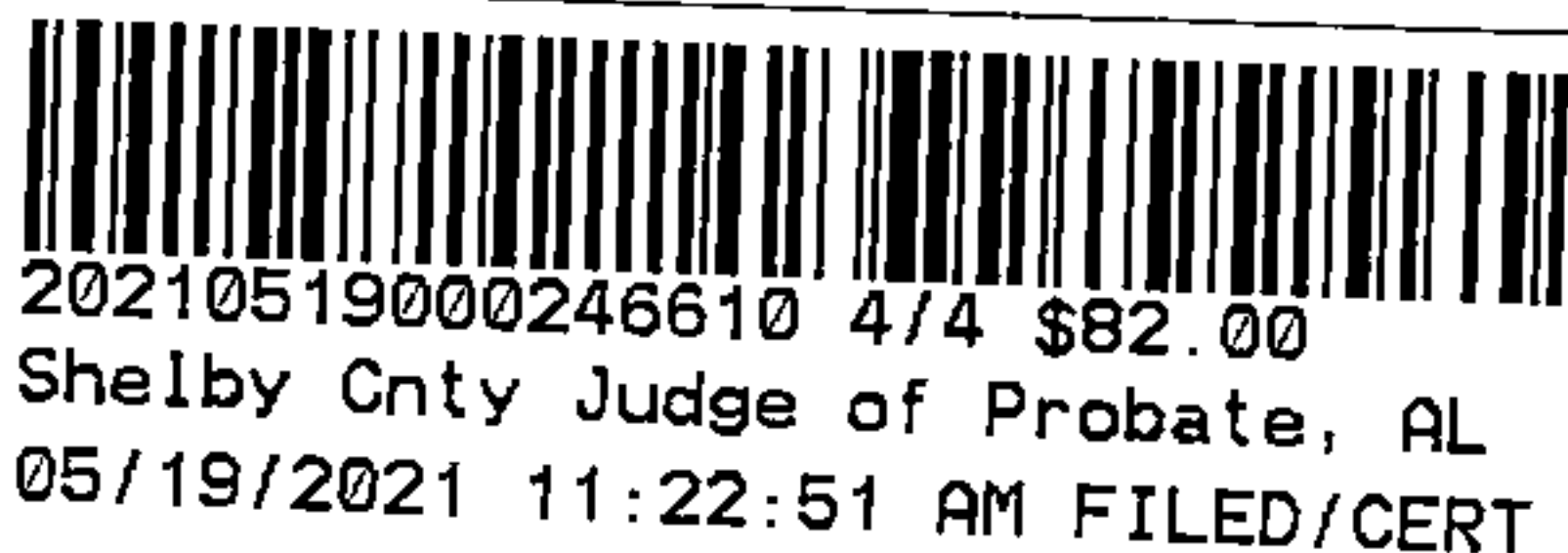
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 146,190



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) 1/3 interest
48,730

☐ 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 05/19/21

Print Lizbeth Yahaira Torres-Rodriguez

Unattested

Sign Lizbeth Y Torres R.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one