



20210706000326710 1/3 \$48.00  
 Shelby Cnty Judge of Probate, AL  
 07/06/2021 03:04:49 PM FILED/CERT

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

Send Tax Notice to:  
 Belarmino Ordonez-Mejia  
 100 County Road 100  
 Montevallo, AL 35115

**WITHOUT THE BENEFIT OF A TITLE SEARCH  
 OR TITLE INSURANCE POLICY AT GRANTOR/GRANTEES' REQUEST**

**QUIT CLAIM DEED**

STATE OF ALABAMA     )  
  
 SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of twenty thousand dollars (\$20,000.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, **RNB PROPERTIES LLC**, a Limited Liability Company organized in the State of Alabama, does grant, quit claim, release, bargain, sell and convey, unto **BELARMINO ORDONEZ-MEJIA**, any and all interests it has or should have in the real estate described below situated in Shelby County, Alabama to-wit:

**LEGAL DESCRIPTION**

SUB DIVISON1: DUNSTANS  
 SUB DIVISON2:  
 PRIMARY BLOCK: 52  
 PRIMARY LOT: 1

MAP BOOK: 00   PAGE: 001  
 MAP BOOK: 00   PAGE: 000  
 SECONDARY BLOCK: 000  
 SECONDARY LOT: 2

**Parcel ID: 28 5 21 2 001 015.000**

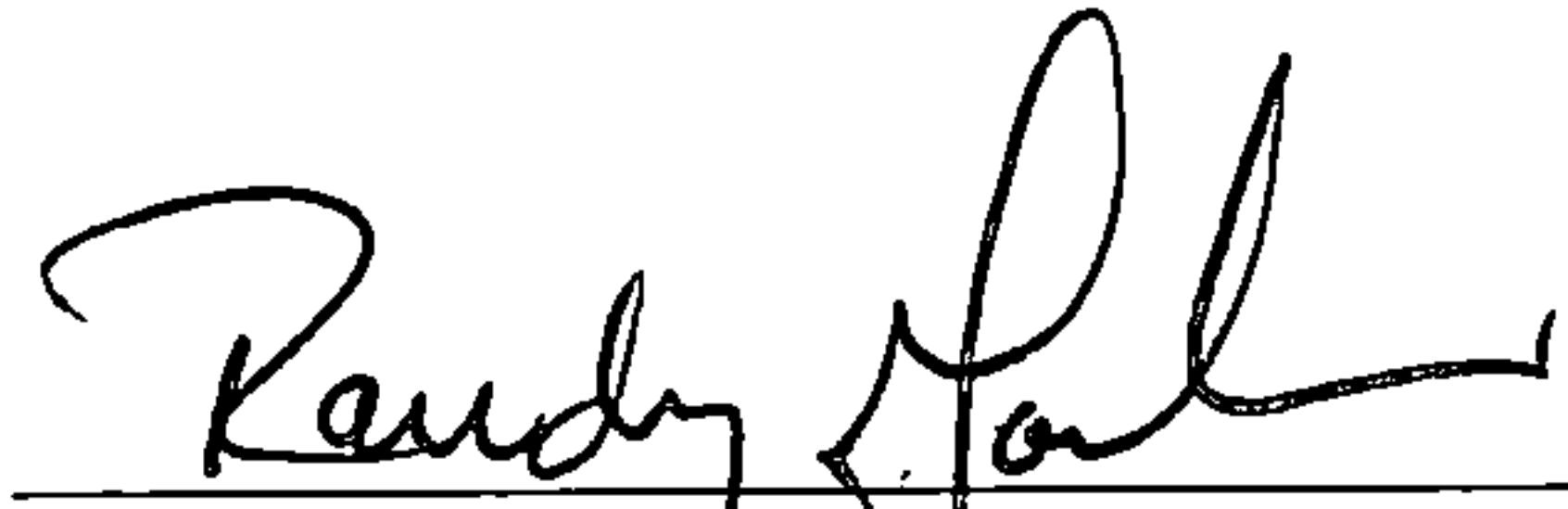
Subject to any and all existing easements, right of way, restrictions, and limitations of record.

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, his/her heirs and assigns, that I convey, quit claim, assign, and transfer any and all interests I have or should have in the above stated real property, in full interest at law and/ or in equity; *and* that I

have a good right to sell and convey same as foresaid. This property is not the Grantor's homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24<sup>th</sup> day of June, 2021.

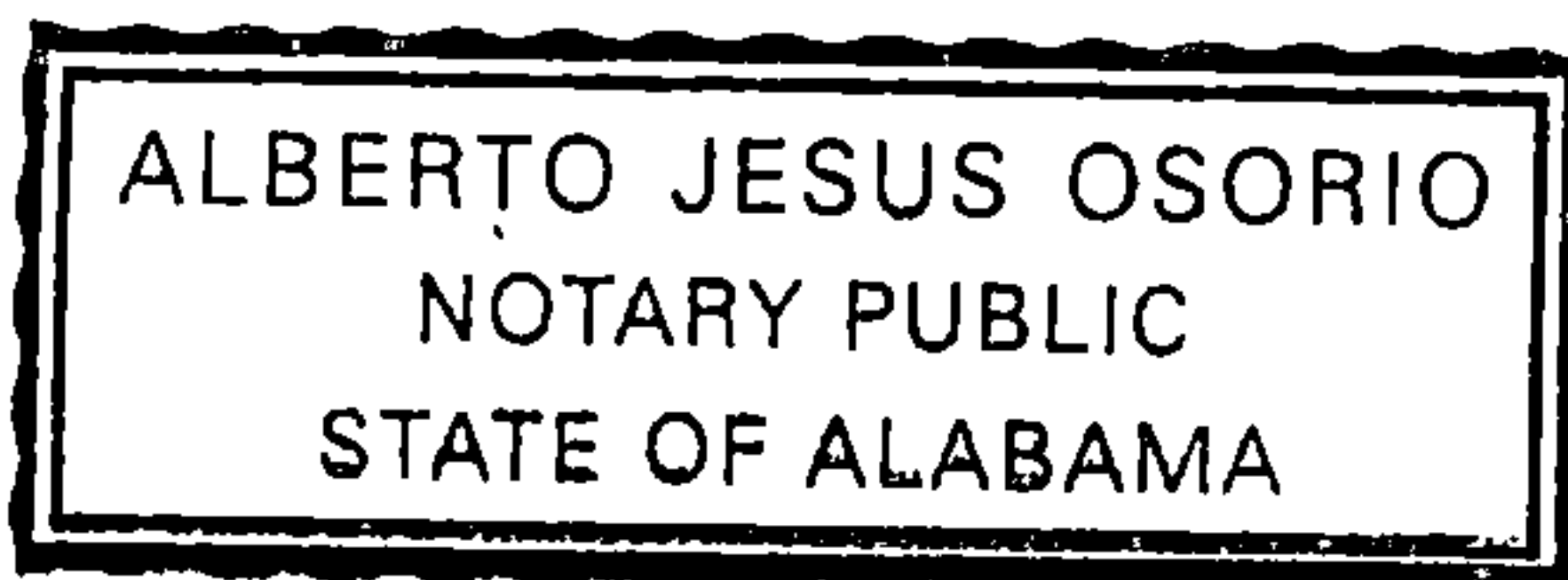
  
\_\_\_\_\_  
RNB PROPERTIES, LLC (Grantor)  
BY: Randy Goodwin  
Managing Member, RNB Properties, LLC


STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that RANDY GOODWIN, as Managing Member of RNB Properties, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he has executed the foregoing conveyance.

Given under my hand and official seal, this the 24<sup>th</sup> day of June, 2021.



  
\_\_\_\_\_  
NOTARY PUBLIC

PRINTED NAME: Albert J. Osorio

My Commission Expires: 7/23/21

End of Document.



Real Estate Sales Validation Form

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

Grantor's Name Randy Goodwin  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Belarmino Ordonez-Mejia  
Mailing Address 100 County Road 100  
Montevallo, AL 35115

Property Address N/A  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 20,000.00  
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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 \_\_\_\_\_

Print Jessica Chagnon

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one