

This Instrument prepared by:
James D. Fancher
Fancher Law
105 4th Street North
Clanton, AL 35045

Send Tax Notice To:
Blanca Aurora Guzman De Juarez
4662 Burning Tree Lane
Pelham, AL 35124

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$1.00 and IN ACCORDANCE WITH THE DECREE OF THE IOWA DISTRICT COURT IN AND FOR FLOYD COUNTY of the parties dated November 18, 2018 to the undersigned grantor in hand paid by grantees herein, the receipt whereof is acknowledged, I Jesus Juarez, a married man (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Blanca Juarez, a married woman (herein referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the Southwest ¼ of the Northeast ¼ of Section 3, Township 24 North, Range 12 East, more particularly described as follows:

Commence at the Southeast corner of the Southwest ¼ of the Northeast ¼ of Section 3, Township 24 North, Range 12 East, thence in a Northerly direction along East line of said ¼ - ¼ section a distance of 648.60 feet to the point of beginning; thence 83° 24' 49" left in a Westerly direction along the right of way of Highway #25 a distance of 150.0 feet; thence 96° 56' 03" left in a Southerly direction a distance of 175.07 feet; thence 83° 03' 57" left in an Easterly direction a distance of 148.93 feet, thence 96° 35' 11" left in a Northerly direction along East line of said ¼ - ¼ section a distance of 174.94 feet to the point of beginning.

Situated in Shelby County, Alabama.

Less and except that portion condemned by the State of Alabama, as shown in Real 372, page 820, in the Probate Office of Shelby County, Alabama.

This conveyance and all warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, and rights-of-way recorded in said County affecting said described property.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of JUNE, 2021.

Quitclaim Deed – Blanca Aurora Guzman De Juarez



20210716000345990 2/3 \$90.00
Shelby Cnty Judge of Probate, AL
07/16/2021 10:56:37 AM FILED/CERT

Jesus Juarez

STATE OF IOWA

COUNTY OF FLOYD

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jesus 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, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 2nd day of June, 2021.

Victoria M. Seidemann
NOTARY PUBLIC

My commission expires: 08-06-21



Real Estate Sales Validation Form



20210716000345990 3/3 \$90.00
Shelby Cnty Judge of Probate, AL
07/16/2021 10:56:37 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Jesus Jesus Brumbilla Grantee's Name Blanca Aurora Gomez
Mailing Address 408 5th Ave Mailing Address De Juarez
Charles City, Iowa 50616 4662 Burning Tree Ln
Peelham, AL 35124
Property Address _____ Date of Sale 6/2/21
_____ Total Purchase Price \$ _____
_____ or _____
Shelby County AL Actual Value \$ _____
_____ or _____
Assessor's Market Value \$ 123,640.00
1/2 interest 61,820.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Separation Agreement
☐ Closing Statement Floyd County, Iowa Case #1C00M041283

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 James Fisher

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1