

20210915000449060
09/15/2021 09:55:08 AM
DEEDS 1/2

*Assessor Market Value: \$222,840.00
Conveying ½ Interest: \$111,420.00

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 35

Send Tax Notice to:

(Name) Brooke C. Banuelos

(Address) 121 Kentwood Trail

Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Christopher A. Banuelos and Brooke C. Banuelos, formerly known as Brooke C. Warren, a married couple**, the "Grantor" herein, in hand paid by **Brooke C. Banuelos**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

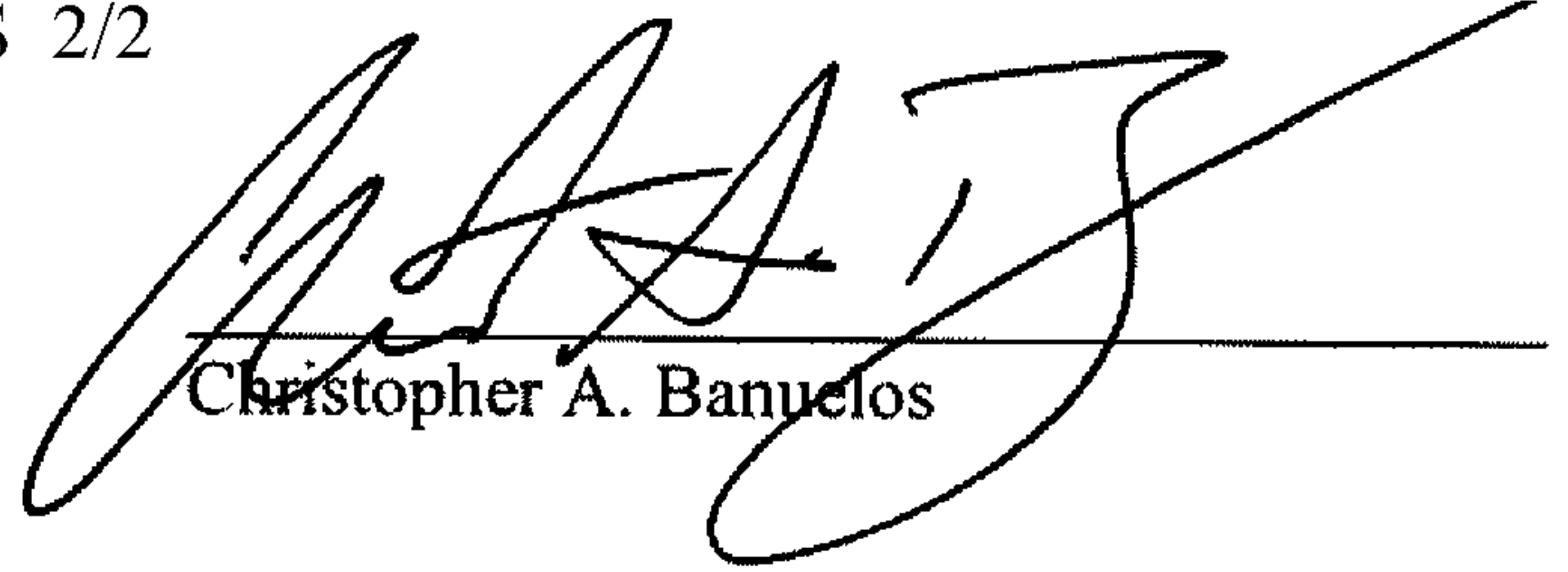
Lot 119, according to the Survey of Kentwood, Third Addition, Phase One, as recorded in Map Book 19, Page 26, in the Probate Office of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Brooke C. Banuelos, and Grantee's heirs and assigns forever.

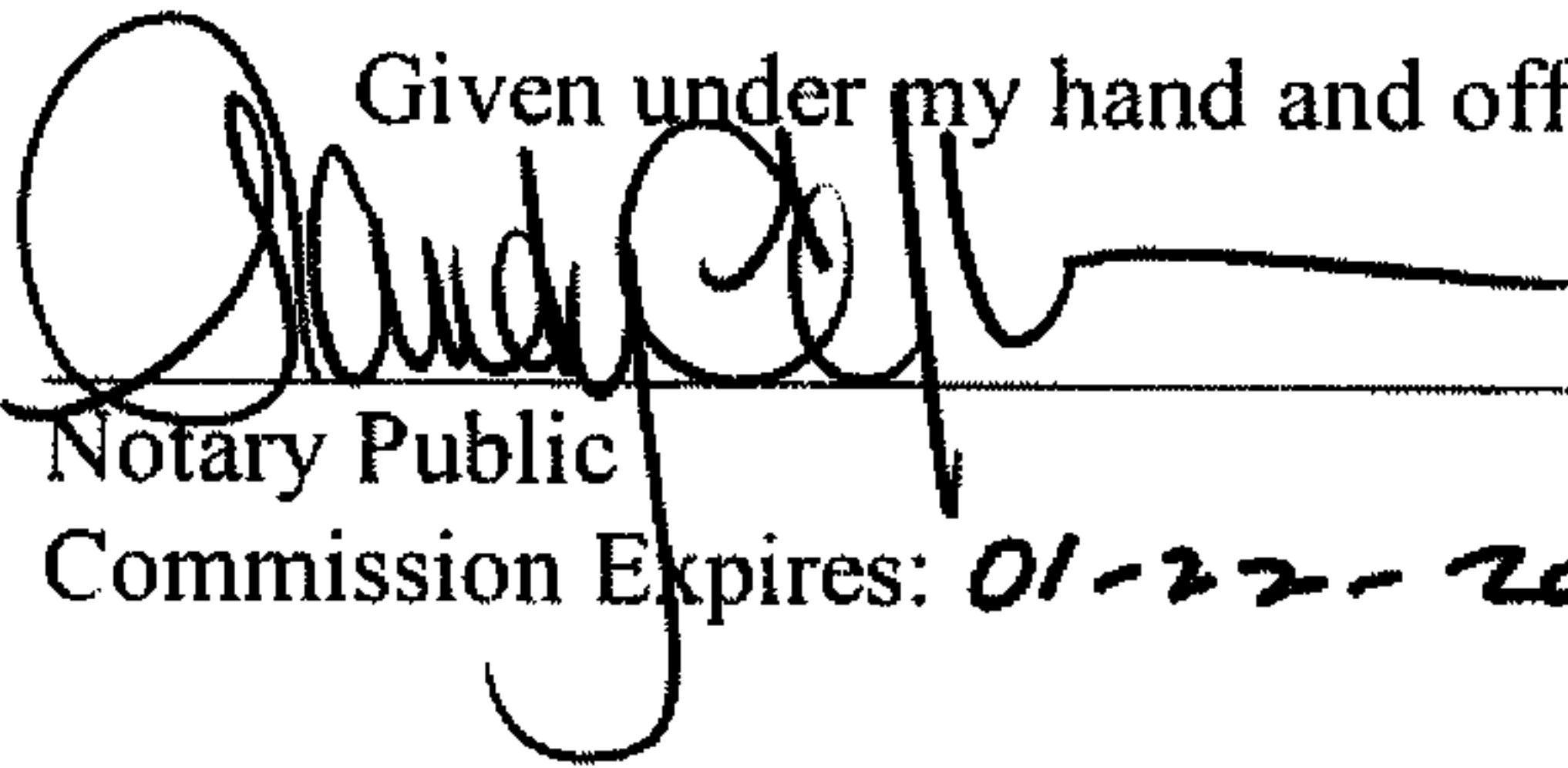
Given under my hand and seal this 3rd day of September 2021.

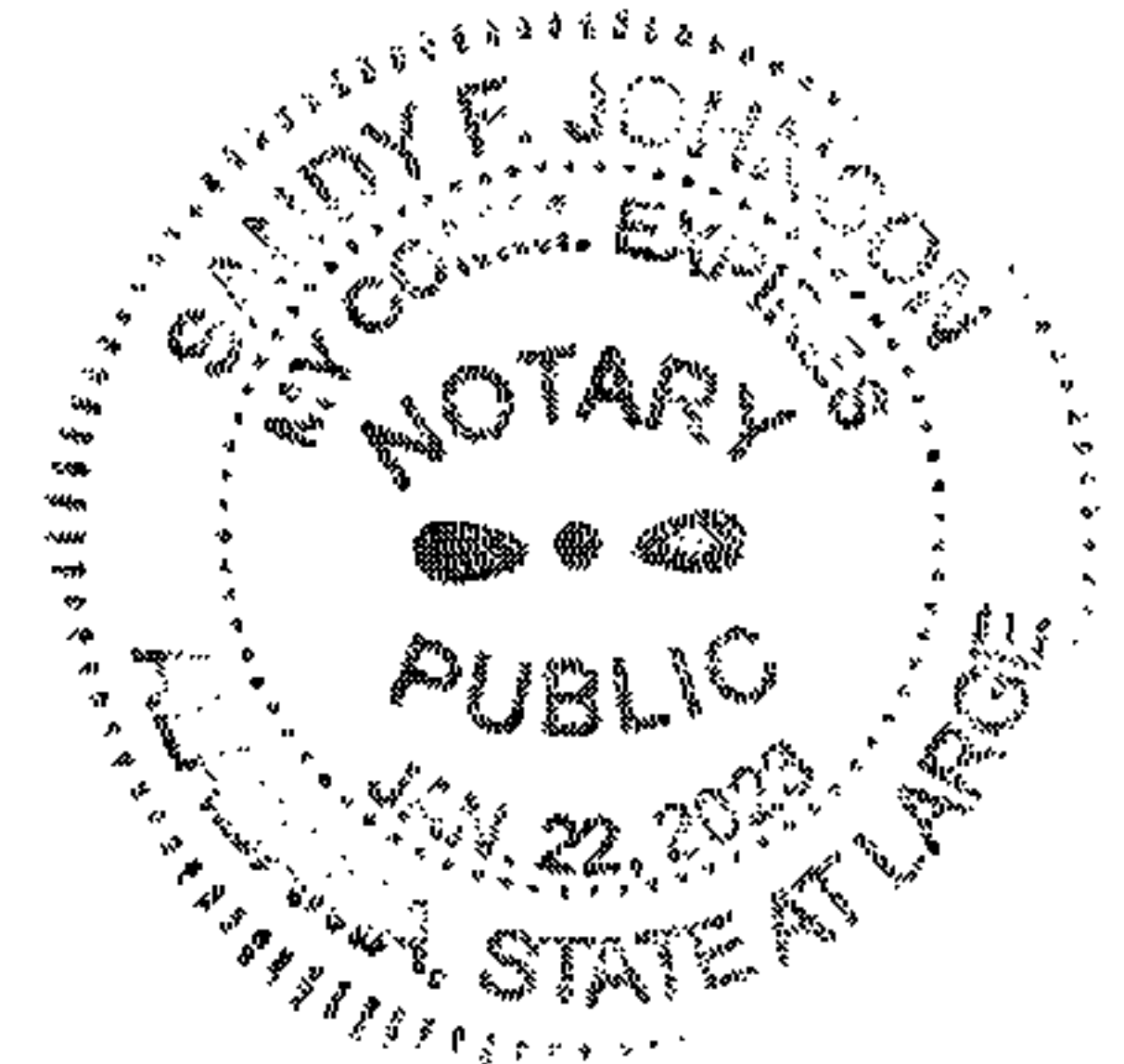


Christopher A. Banuelos

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher A. Banuelos, who 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 that same bears date.

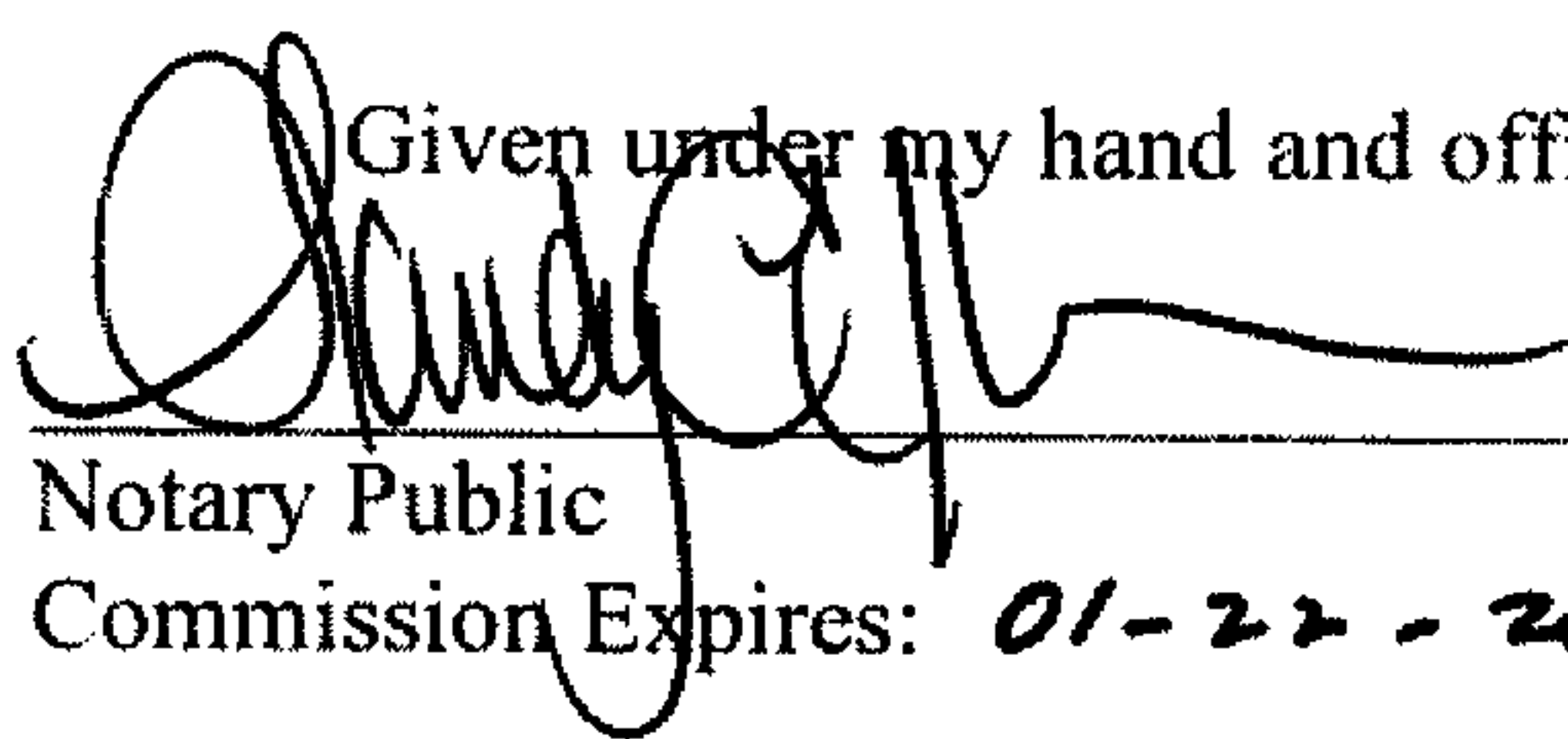
 Given under my hand and official seal on the 03 day of Sept. 2021.
Notary Public
Commission Expires: 01-22-2023

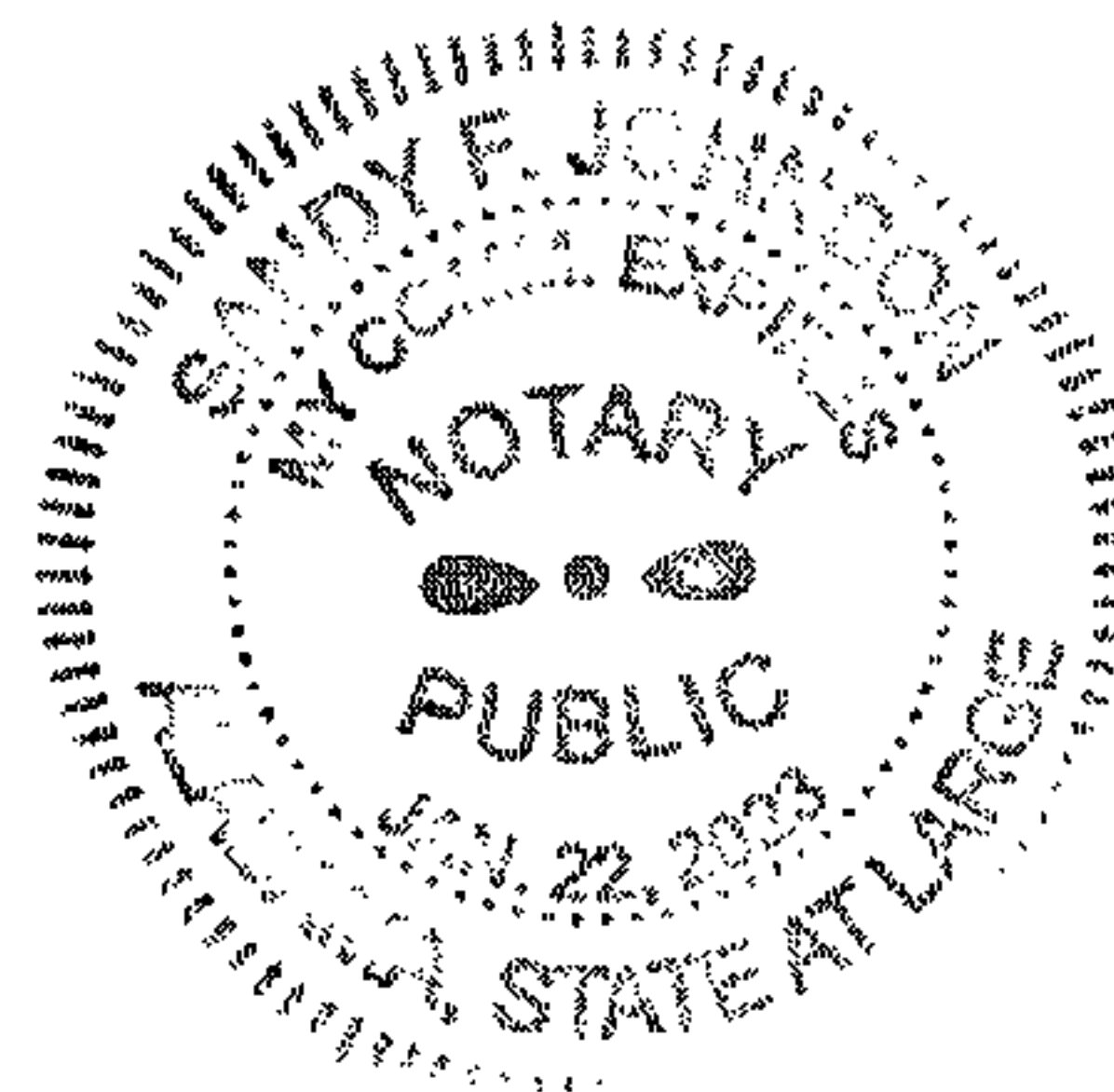



Brooke C. Banuelos

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brooke C. Banuelos, who 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 that same bears date.

 Given under my hand and official seal on the 03 day of Sept. 2021.
Notary Public
Commission Expires: 01-22-2023



Seller Mailing Address (Christopher A. Banuelos): 121 Kentwood Trail, Alabaster AL 35007

Seller Mailing Address (Brooke C. Banuelos): 121 Kentwood Trail, Alabaster, AL 35007

Property Address: 121 Kentwood Trail, Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/15/2021 09:55:08 AM
\$137.50 JOANN
20210915000449060

Alvin S. Bayl