

Return to:
Amrock
662 Woodward Ave
Detroit, MI 48226

20210928000473440
09/28/2021 03:03:50 PM
QCDEED 1/6

Order Number: 71114006 - 71086870
348565323

QUIT CLAIM DEED

STATE OF ALABAMA	)	Send Future Tax Notices to:
	)	539 Bentmoor Dr.
COUNTY OF SHELBY	)	Helena, AL 35080

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, Roberto Jose Ramon Conde a/k/a Roberto J. Conde and Auretteliz Santiago Vazquez f/k/a Auretteliz S. Conde, who acquired title while married, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents release, remise, quit-claim and convey unto Roberto Jose Ramon Conde, an unmarried man, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Tax Id Number(s): 134204004003000

Land situated in the County of Shelby in the State of AL

LOT 1403, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE FOUR, AS RECORDED IN MAP BOOK 33 AT PAGE 131, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 539 Bentmoor Dr, Helena, AL 35080-8102

Fair Market Value: \$ _____

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above-described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights of



PCL

71116006DQTC01010103

The above-described property is the homestead of at least one of the Grantors.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 23 day of September, 2021.

Grantor address:
Auretteliz Santiago Vazquez
2120 SW Marblehead Way
Port Saint Lucie, FL 34953

Grantee Address:
Roberto J. Conde
539 Bentmoor Dr.
Helena, AL 35080

GRANTOR:

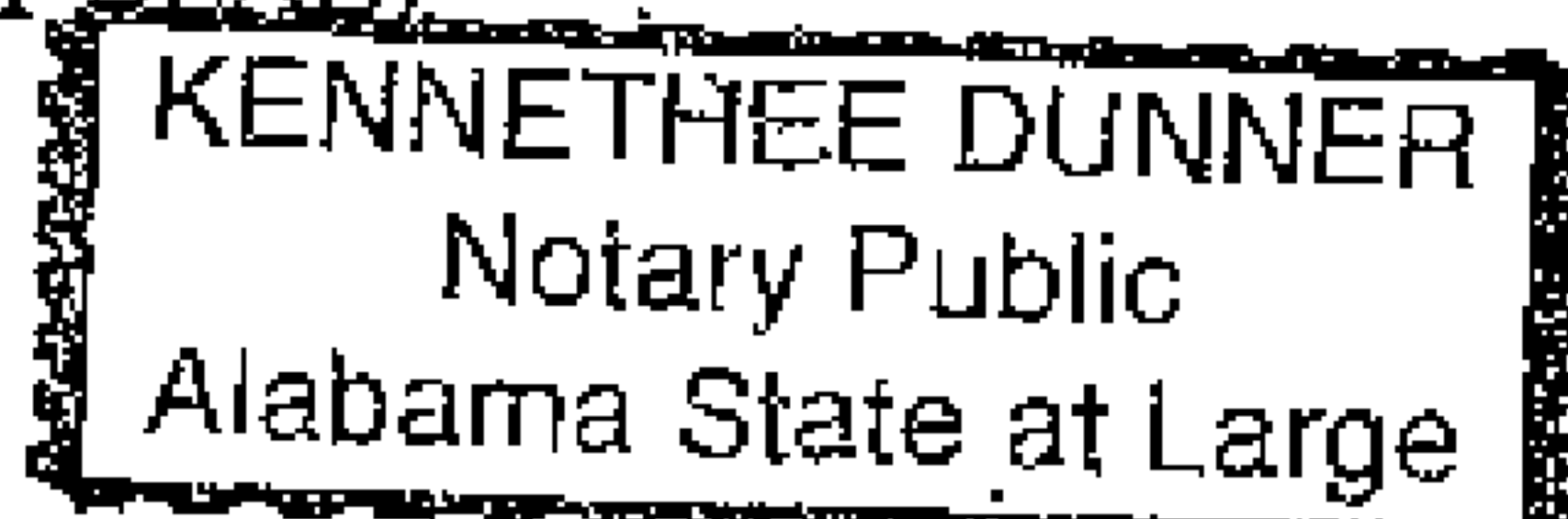
Roberto Jose Ramon Conde a/k/a Roberto J. Conde
Roberto Jose Ramon Conde a/k/a Roberto J. Conde

STATE OF ALABAMA)
COUNTY OF STEARNS)

I, Kenneth Danner, a Notary Public for the State of ALABAMA, do hereby certify that Roberto Jose Ramon Conde, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 23 day of September, 2021.

(NOTARY SEAL)



Kenneth Danner
Notary Public

My Commission Expires 07/12/2023

My commission expires:



PCL

71116006DQTC01010203

GRANTOR:

Auretteliz Santiago Vazquez, AKA Auretteliz S. Conde
Auretteliz/Santiago Vazquez f/k/a Auretteliz S.
Conde

STATE OF Florida
COUNTY OF Osceola

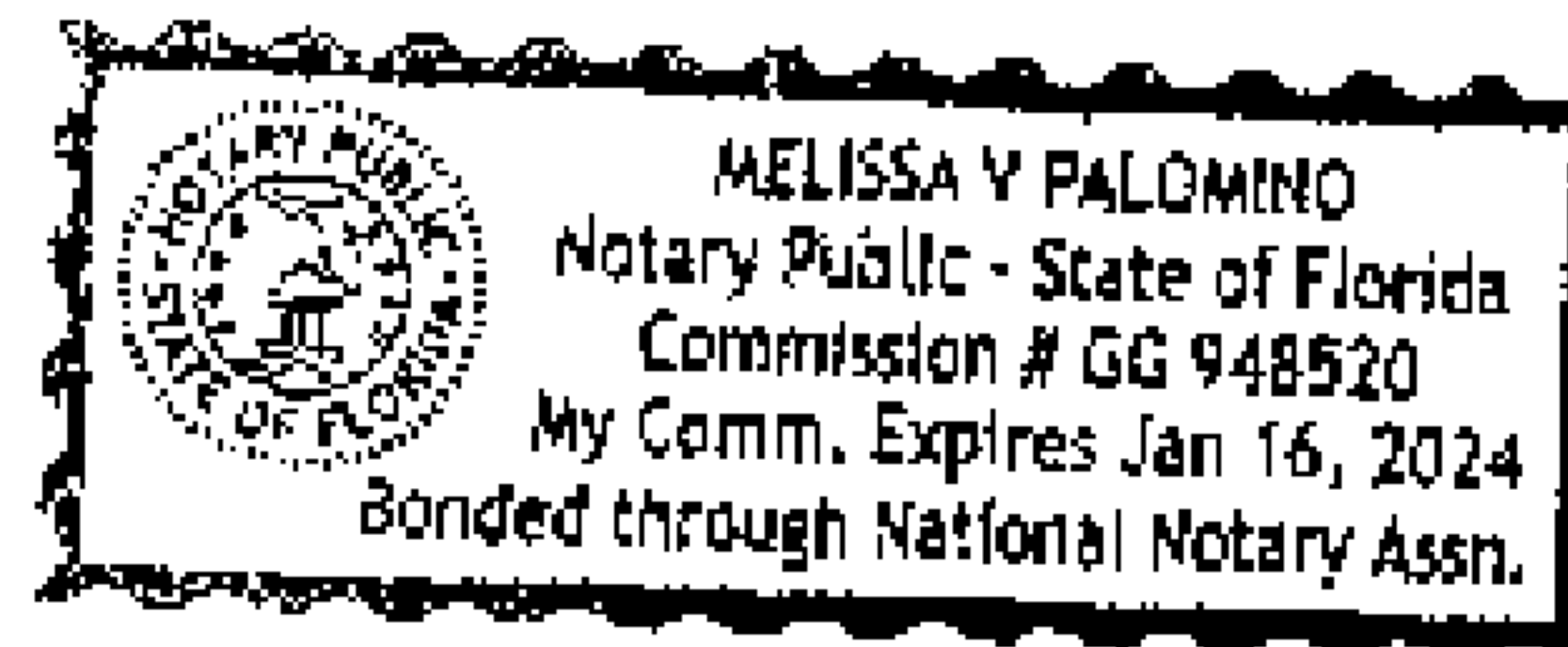
I, Melissa V Palomino, a Notary Public for the State of Florida, do hereby certify that Auretteliz Santiago Vazquez, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 9 day of September, 2021.

(NOTARY SEAL)

Melissa V Palomino
Notary Public

My commission expires: 1-16-24



This instrument was prepared by:
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424



PCL

71116006DQTC01010303

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 134204004003000

Land situated in the County of Shelby in the State of AL

LOT 1403, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE FOUR, AS RECORDED IN MAP BOOK 33 AT PAGE 131, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 539 Bentmoor Dr, Helena, AL 35080-8102

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Roberto Jose Ramon Conde & Auretteliz S. Vazquez</u>	Grantee's Name	<u>Roberto Jose Ramon Conde</u>
Mailing Address	<u>539 Bentmoor Drive, Helena, AL 35080</u> <u>2120 SW Marblehead Way, Port Saint Lucie, FL 34953</u>	Mailing Address	<u>539 Bentmoor Drive</u> <u>Helena, AL 35080</u>
Property Address	<u>539 Bentmoor Drive</u> <u>Helena, AL 35080</u>	Date of Sale	<u> </u>
		Total Purchase Price	<u>\$ </u>
		or	
		Actual Value	<u>\$ </u>
		or	
		Assessor's Market Value	<u>\$ 236,300.00 1/2 market value: \$118,150.00</u>

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
☐ 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 9/9/2021

Print Auretteliz Santiago Vazquez

☐ Unattested

(verified by)

Sign

Auretteliz Santiago Vazquez
(Grantor/Grantee/Owner/Agent/circle one)

Form RT-1

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Roberto Jose Ramon Conde & Annette S. Vazquez
 Mailing Address 539 Bentmoor Drive, Helena, AL 35080
2120 SW Marblehead Way, Port Saint Lucie, FL 34953

Grantee's Name Roberto Jose Ramon Conde
 Mailing Address 539 Bentmoor Drive
Helena, AL 35080

Property Address 539 Bentmoor Drive
Helena, AL 35080

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/28/2021 03:03:50 PM
 \$157.50 JOANN
 20210928000473440



Ann S. Bayl

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 236,300.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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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 9/23/2021

Print Roberto Jose Ramon Conde

Sign *Roberto Jose Ramon Conde*
 (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)