

20211129000568130
11/29/2021 12:45:18 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Monique Montenegro
490 Forest Lakes Dr
Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100353

1/3 ASSESSED VALUE: \$96,696

QUIT CLAIM DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned **Monique Montenegro and Michael A. Montenegro, wife and husband**, whose address is 490 Forest Lakes Dr, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **Monique Montenegro, Michael A. Montenegro and Roberto B. Angeles** (hereinafter "Grantee", whether one or more), all her/his right title and interest in and to, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 490 Forest Lakes Dr, Sterrett, AL 35147, to-wit:**

Lot 150 according to the survey of Forest Lakes Subdivision 3rd Sector 2nd Phase as recorded in Map Book 32, Page 26 A and B in the Probate Office of Shelby County, Alabama

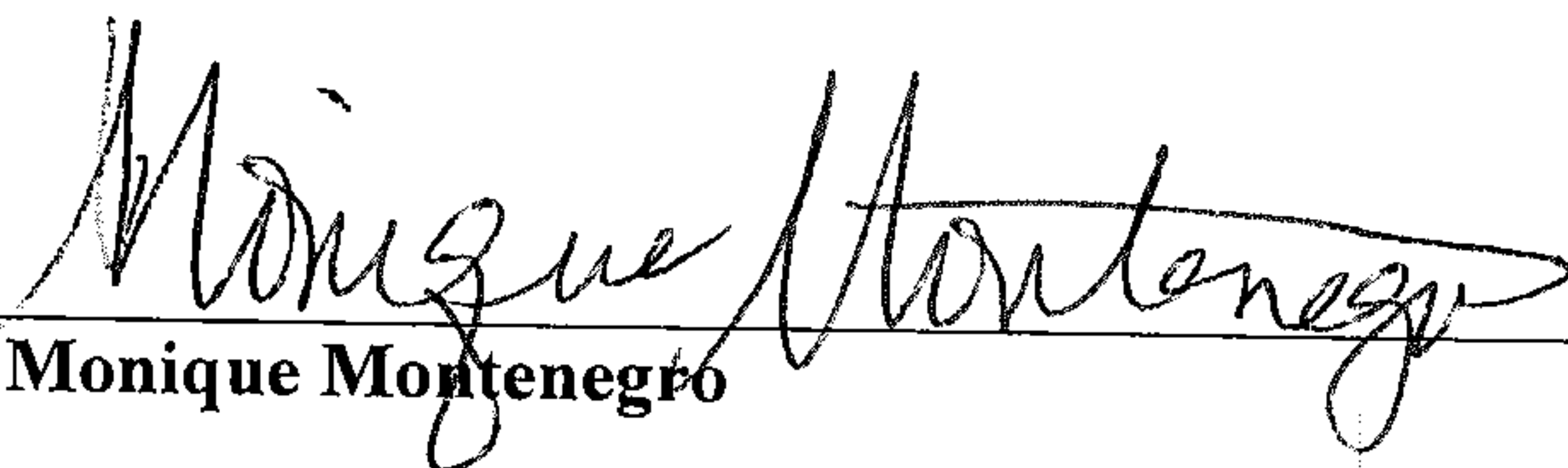
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

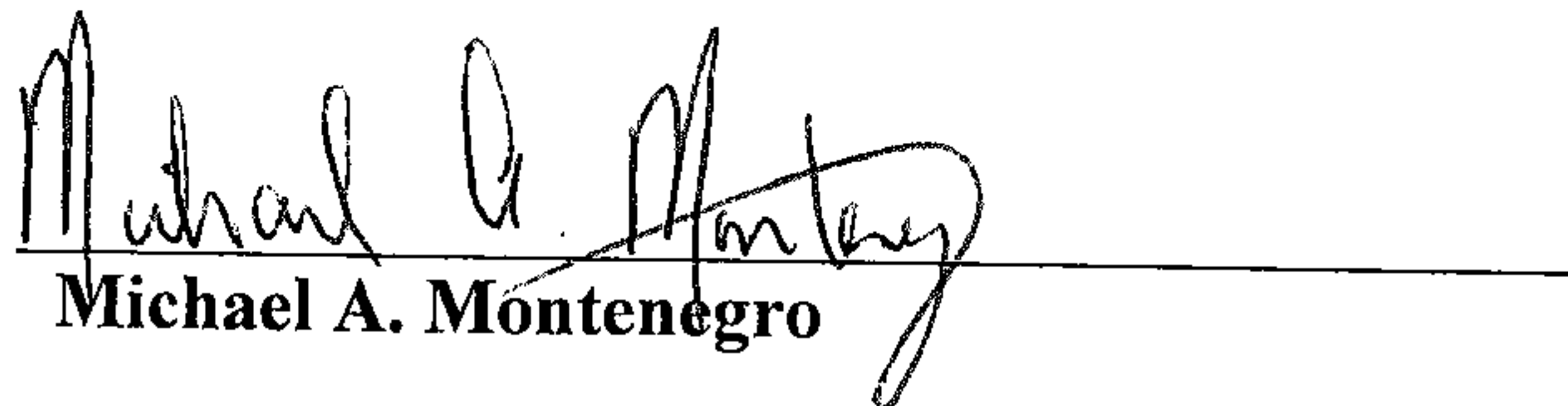
It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and is such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

TO HAVE AND TO HOLD, to the Grantee, his/her/their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this ~~2~~⁴nd day of November, 2021.

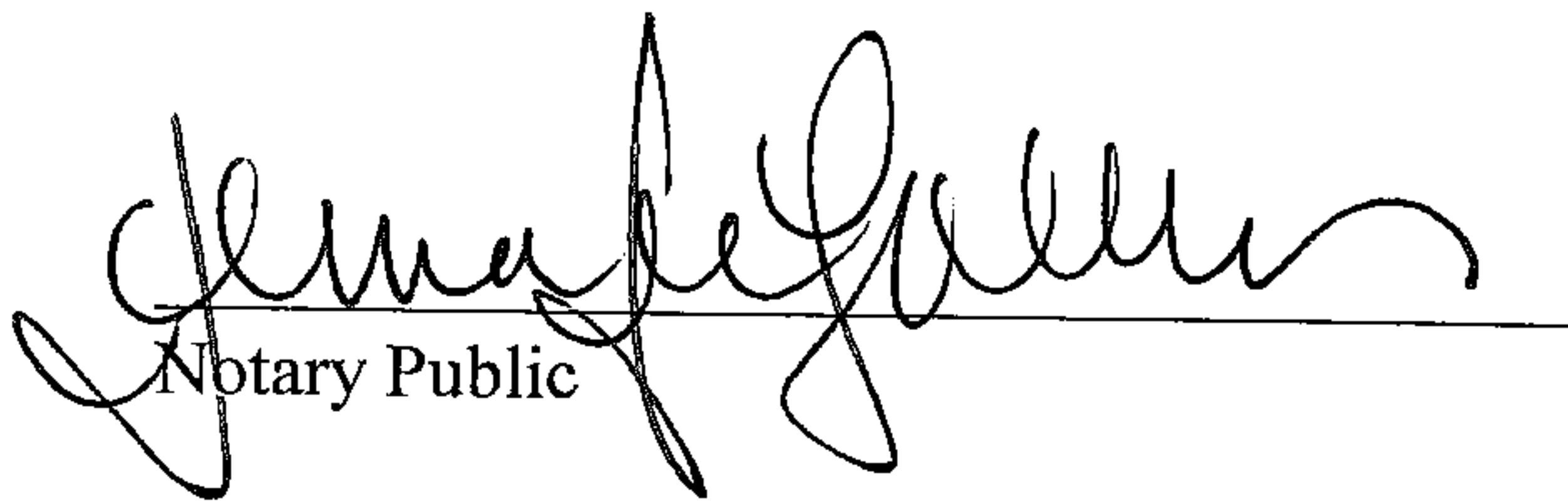

Monique Montenegro

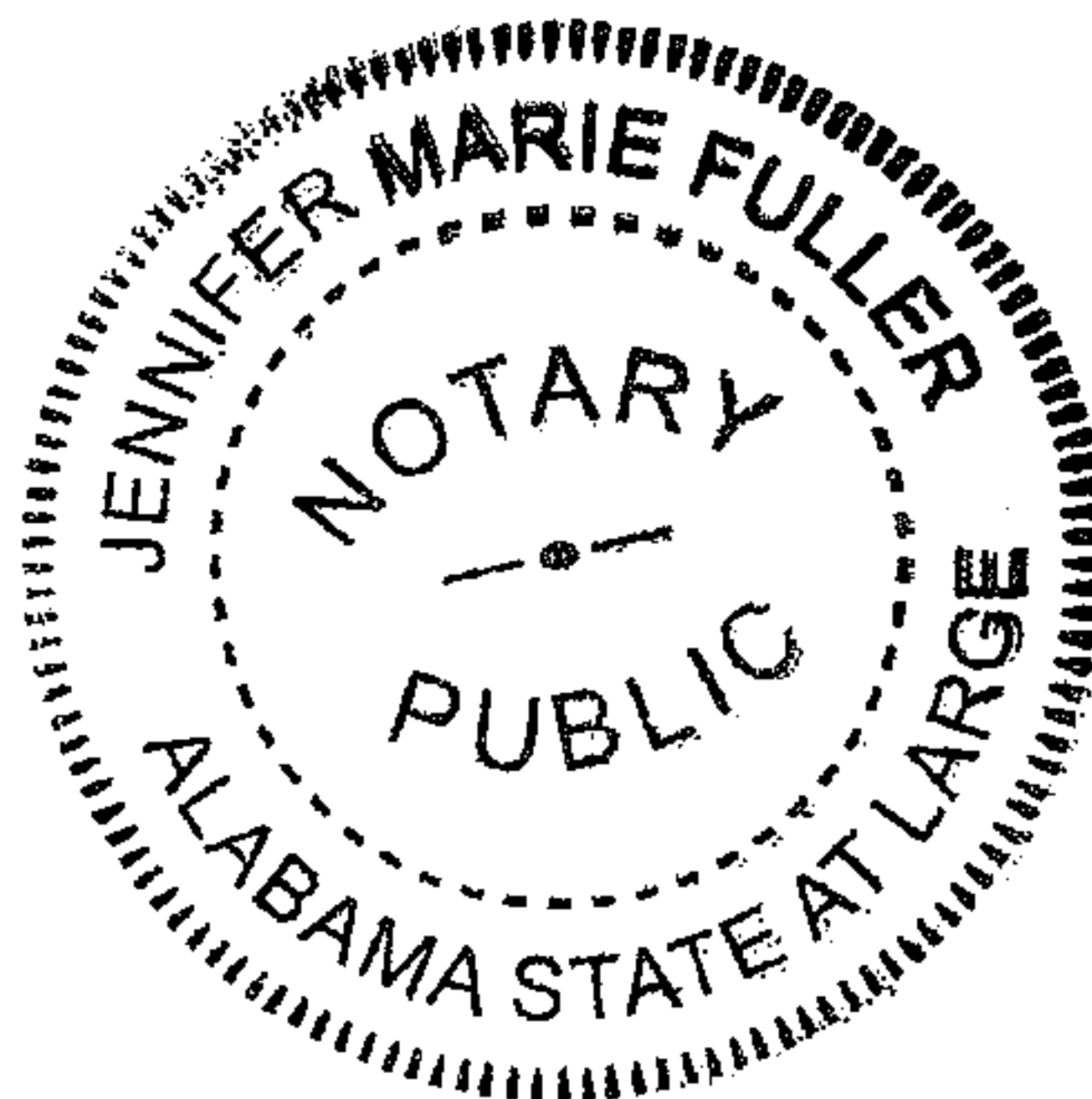

Michael A. Montenegro

State of Alabama
County of Jefferson

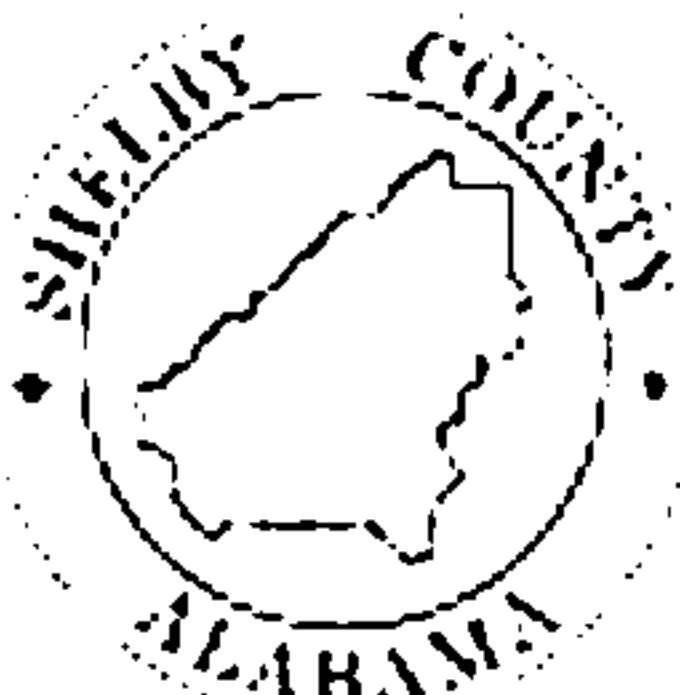
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Monique Montenegro and Michael A. Montenegro, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this ~~2~~⁴nd day of November 2021.


Notary Public



My Commission Expires January 3, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/29/2021 12:45:18 PM
\$123.00 BRITTANI
20211129000568130

Allen S. Boyd