

20220503000181370
05/03/2022 02:54:38 PM
QCDEED 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1186426

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12 6 13 0 000 001.043

QUITCLAIM DEED

David L. Tenorio, married to grantee, hereinafter grantor, whose tax-mailing address is **1651 OAK PARK LN., HELENA, AL 35080**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **David L. Tenorio**, as to an undivided 80% interest, and **Susan Tenorio**, as to an undivided 20% interest, as tenants in common, husband and wife, hereinafter grantees, whose tax mailing address is **1651 OAK PARK LN., HELENA, AL 35080**, the following real property in Shelby County, Alabama:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Being the same property as conveyed from Fannie Fae aka Federal National Mortgage Association, a corporation, by and through Sirote and Permutt, P.C., as Attorney in Fact to David L. Tenorio as set forth in Deed Instrument #20101119000390070 dated 09/23/2010, recorded 11/19/2010, SHELBY County, ALABAMA.**

Executed by the undersigned on April 25, 2022;

David L. Tenorio
David L. Tenorio

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **David L. Tenorio** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 25th day of April, 20 22

Jennifer Lynn Jones
Notary Public
My commission expires 9/24/24

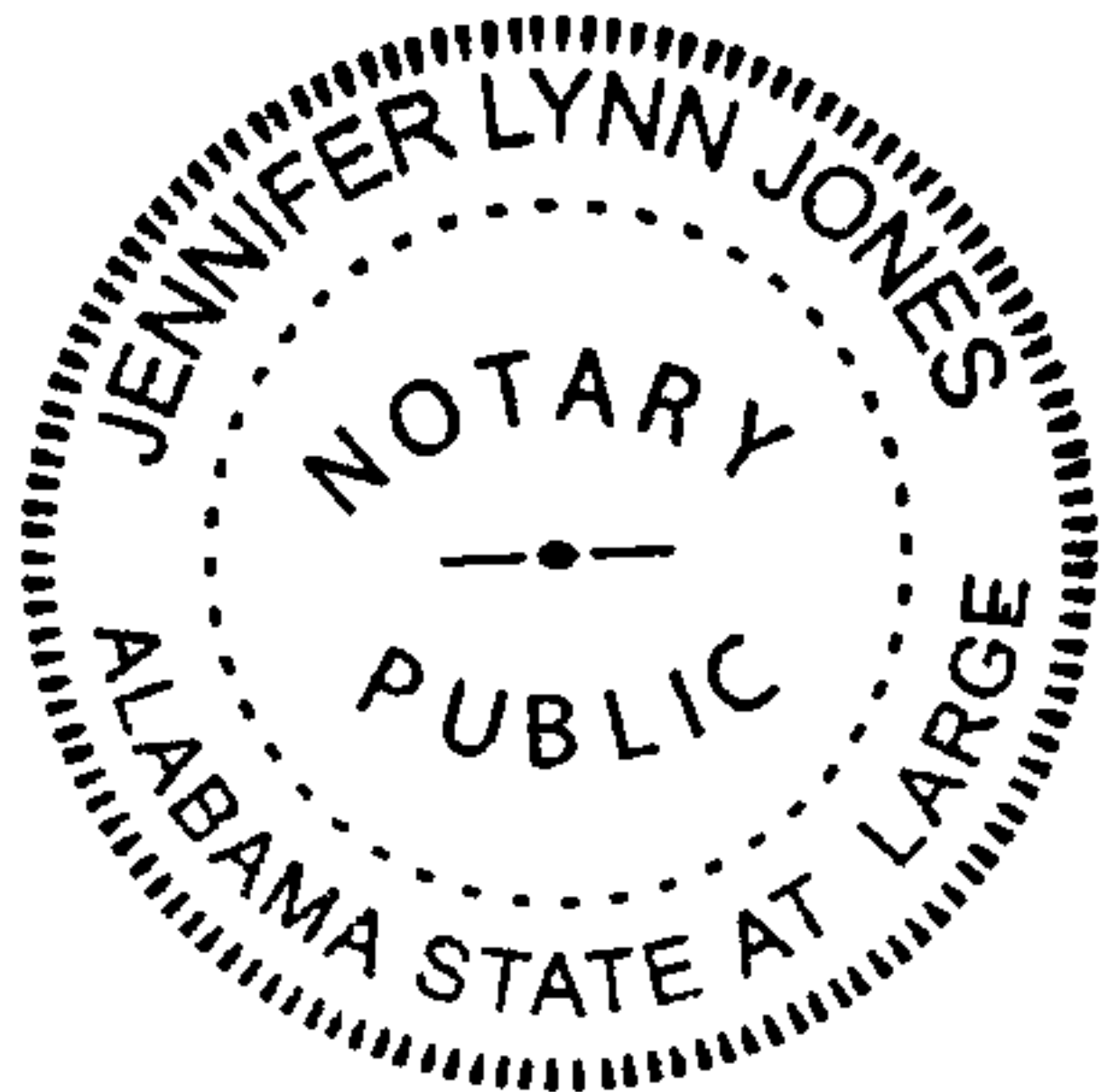


Exhibit A

File No.: 1186426

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Lot 5, according to the survey of The Woodlands, Sector 1, as recorded in Map Book 27, Page 63, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Fannie Fae aka Federal National Mortgage Association, a corporation, by and through Sirote and Permutt, P.C., as Attorney in Fact to David L. Tenorio as set forth in Deed Instrument #20101119000390070 dated 09/23/2010, recorded 11/19/2010, SHELBY County, ALABAMA.

Tax ID: 12 6 13 0 000 001.043

Real Estate Sales Validation Form

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

Grantor's Name David L. Tenorio
Mailing Address 1651 OAK PARK LN
HELENA AL, 35080

Grantee's Name David L. Tenorio and Susan Tenorio
Mailing Address 1651 OAK PARK LN
HELENA AL, 35080

Property Address 1651 OAK PARK LN
HELENA AL, 35080

Date of Sale 04/25/2022

Total Purchase Price \$ _____

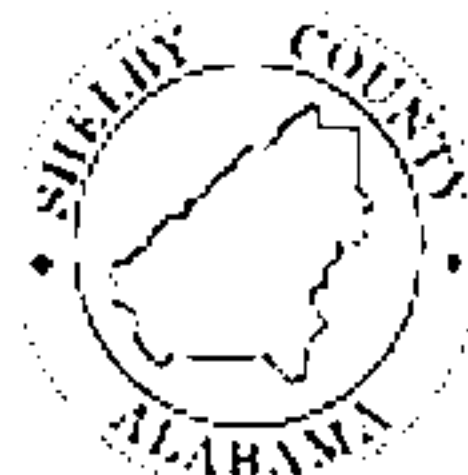
or

Actual Value \$ _____

or

Assessor's Market Value \$ 439,700.00

**20% of Total Market Value, \$439,700 x20% = 87,940*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2022 02:54:38 PM
\$119.00 CHERRY
20220503000181370

Allen S. Beyl

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.

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 5/3/2022

Print Rebecca Richards

Unattested _____

Sign Rebecca Richards

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form