

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, **RITA IRENE CLAROS**, unmarried woman (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **MARLON VLADIMIR CLAROS**, (herein referred to as GRANTEE) all their right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 78, according to the Map or Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102, in the Probate Office of Shelby County, Alabama

PROPERTY ADDRESS: 1036 WILLOW CREEK WAY ALABASTER, AL 35007

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

This document was prepared by Luis Rivas as Scrivener only. Luis Rivas makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

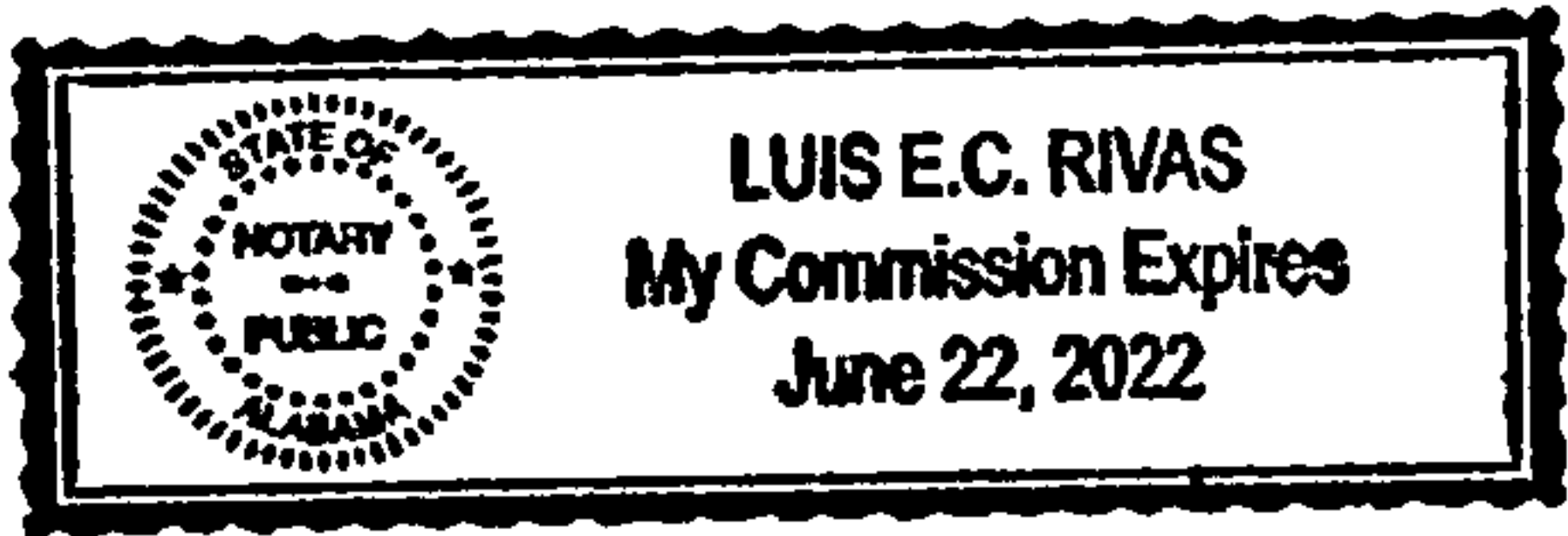
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23th day of May 2022.

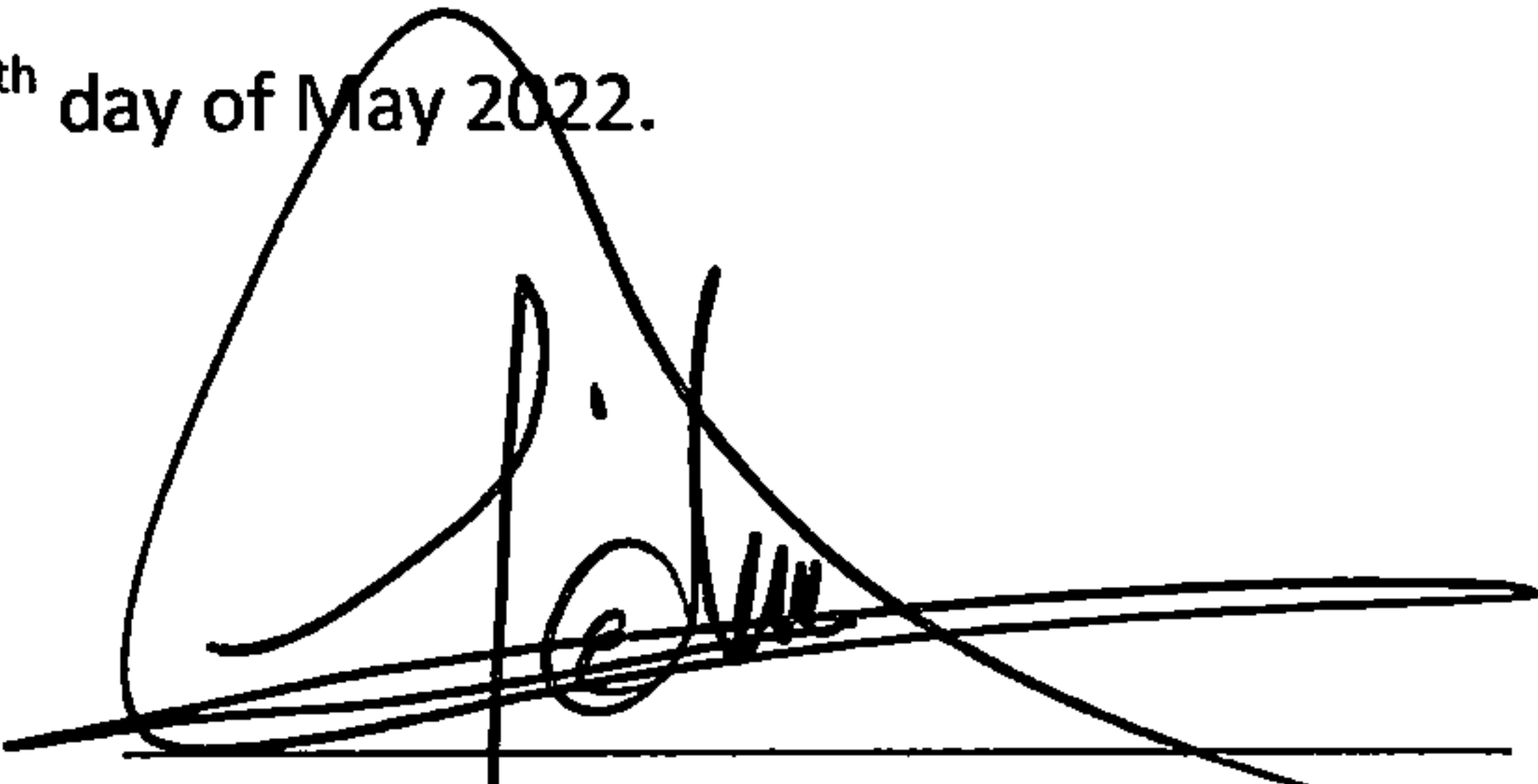

RITA IRENE CLAROS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **RITA IRENE CLAROS**, whose name is signed to the foregoing conveyance, and who is known to me by her driver license, acknowledged before me on this day, that being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23th day of May 2022.




NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY
LUIS RIVAS
2815 Bessemer Rd, Birmingham, AL 35208

Send Tax Notice to:
221 West Valley Ave
Homewood, AL 35209

Real Estate Sales Validation Form

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

20220819000326290 2/2 \$87.50
Shelby Cnty Judge of Probate, AL
08/19/2022 10:19:48 AM FILED/CERT

Grantor's Name Rita Irene Clara
Mailing Address 2815 Bessemer Road
Birmingham AL 35208

Grantee's Name Marlon Vladimir Clara
Mailing Address 221 West Valley Ave
Homewood AL 35209

Property Address 1036 Willow Creek Way
Alabaster AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 188,400 -

113 Interest \$ 62,172.00

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 Quit Claim deed

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 08/19/2022

Print

Jris Clara

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1