

20221128000432920
11/28/2022 09:32:59 AM
QCDEED 1/4

Return to:
Jose C. Ortiz Gomez
6165 Lakeside Drive
Pinson, AL 35126

Order Number:
72829913
86140991

QUIT CLAIM DEED

STATE OF Alabama)
)
COUNTY OF Shelby)

Send Future Tax Notices to:
6165 Lakeside Drive
Pinson, AL 35126

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JOSE C. ORTIZ GOMEZ**, who acquired title as **JOSE ORTIZ**, a married man, and **LUZ M. TORRES**, a single man, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents quitclaim, remise, and release unto **JOSE C. ORTIZ GOMEZ**, a married 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:

LOT 109 ACCORDING TO THE SURVEY OF WYNDHAM WELLINGTON SECTOR
PHASE II AS RECORDED IN MAP BOOK 23, PAGE 64, SHELBY COUNTY, ALABAMA
RECORDS.

Prior Deed Reference: Instrument No. 20070326000133750

Parcel ID Number: 135223003002000

Commonly Known As: 7815 Wellwood Circle, Helena, AL 35080-3354

Fair Market Value: \$251,200.00

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-way of record affecting this title to the above described property.

The above described property is not the homestead of the Grantors herein or either one of them.

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 LLC.



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 17 day of November, 2022.

GRANTOR:

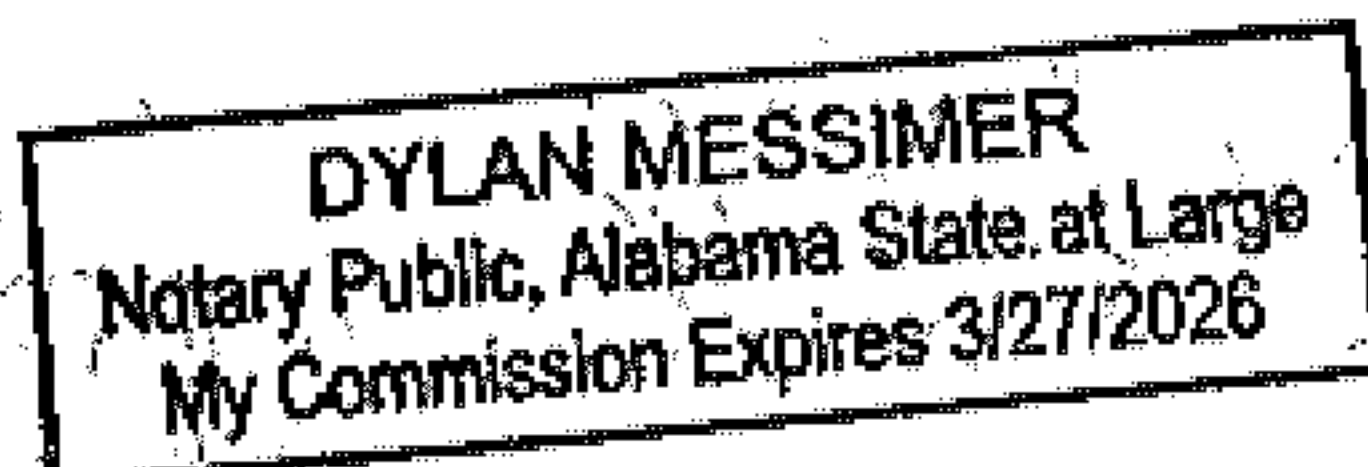
JOSE C. ORTIZ GOMEZ.
JOSE C. ORTIZ GOMEZ

STATE OF Alabama)
COUNTY OF Shelby)

I, Dylan Messimer, a Notary Public for the State of Alabama, do hereby certify that JOSE C. ORTIZ GOMEZ, 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 17 day of November, 2022.

(NOTARY SEAL)



Dylan Messimer
Notary Public
My commission expires: 3/27/2026



Page 3 of 3

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 17 day of November, 2022.

GRANTOR:

Luz M. Torres
LUZ M. TORRES

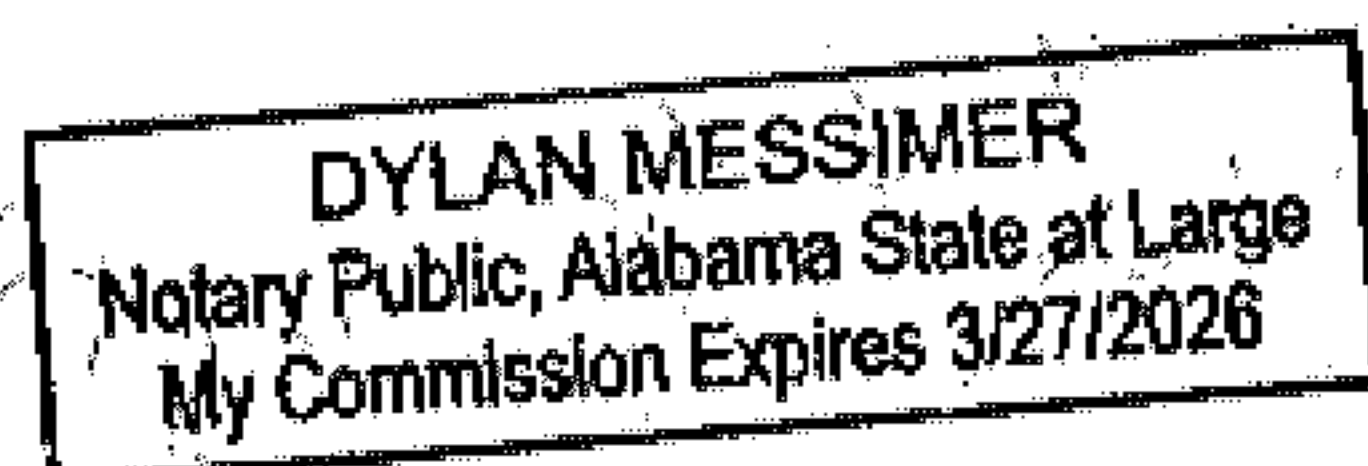
STATE OF Alabama)
COUNTY OF Shelby)

I, Dylan Messimer, a Notary Public for the State of Alabama, do hereby certify that LUZ M. TORRES, 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 17 day of November, 2022.

(NOTARY SEAL)

Dylan Messimer
Notary Public
My commission expires: 3/27/2026



This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



PCL 72829913 QC101 01 03 03

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

Grantor's Name Jose C. Ortiz Gomez & Luz M. Torres
 Mailing Address 6165 Lakeside Dr, Pinson
AL 35126

Grantee's Name Jose C. Ortiz Gomez
 Mailing Address 6165 Lakeside Dr, Pinson
AL 35126

Property Address 7815 Wellwood Circle, Helena,
AL 35080-3354

Date of Sale NOV 17 2022
 Total Purchase Price \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/28/2022 09:32:59 AM
 \$158.00 JOANN
 20221128000432920



or
 Actual Value \$

or
 Assessor's Market Value \$ 125,600.00

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.

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 11/17/2022

Print Jose C. Ortiz Gomez

☐ Unattested

Sign Jose C. Ortiz Gomez
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Luz M. Torres
Torres. L. M. T.