

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2242154

20230111000008890
01/11/2023 09:01:49 AM
DEEDS 1/4

MAIL TAX STATEMENTS TO:
Simon Gonzalez Castillo and Ana Lilia Garcia Garcia
50 Dana Drive
Montevallo, AL 35115

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 27 4 17 0 000 016.014

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 14 day of November, 2022, by and between **Simon Gonzalez Castillo and Ana Lilia Garcia Garcia F/K/A Ana Garcia, husband and wife, who both acquired title without marital status**, residing at 50 Dana Drive, Montevallo, AL 35115, hereinafter referred to as Grantor(s) and **Simon Gonzalez Castillo and Ana Lilia Garcia Garcia, as joint tenants, with right of survivorship**, residing at 50 Dana Drive, Montevallo, AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 50 Dana Drive, Montevallo, AL 35115

Prior instrument reference: Instrument Number 20180413000123400, Recorded: 04/13/2018

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 14 day of November, 2022.

Simon Gonzalez C
Simon Gonzalez Castillo

Ana Lilia Garcia Garcia F/K/A Ana Garcia
Ana Lilia Garcia Garcia F/K/A Ana Garcia

The State of Alabama
Shelby County}

I, Luiz Irene Reyes, the undersigned, a Notary Public in and for said County and State, hereby certify that Simon Gonzalez Castillo and Ana Lilia Garcia Garcia F/K/A Ana Garcia, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14 day of November, 2022

Luiz Irene Reyes
Notary Public
Print Name: Luiz Irene Reyes
My commission expires: Nov 12, 2024

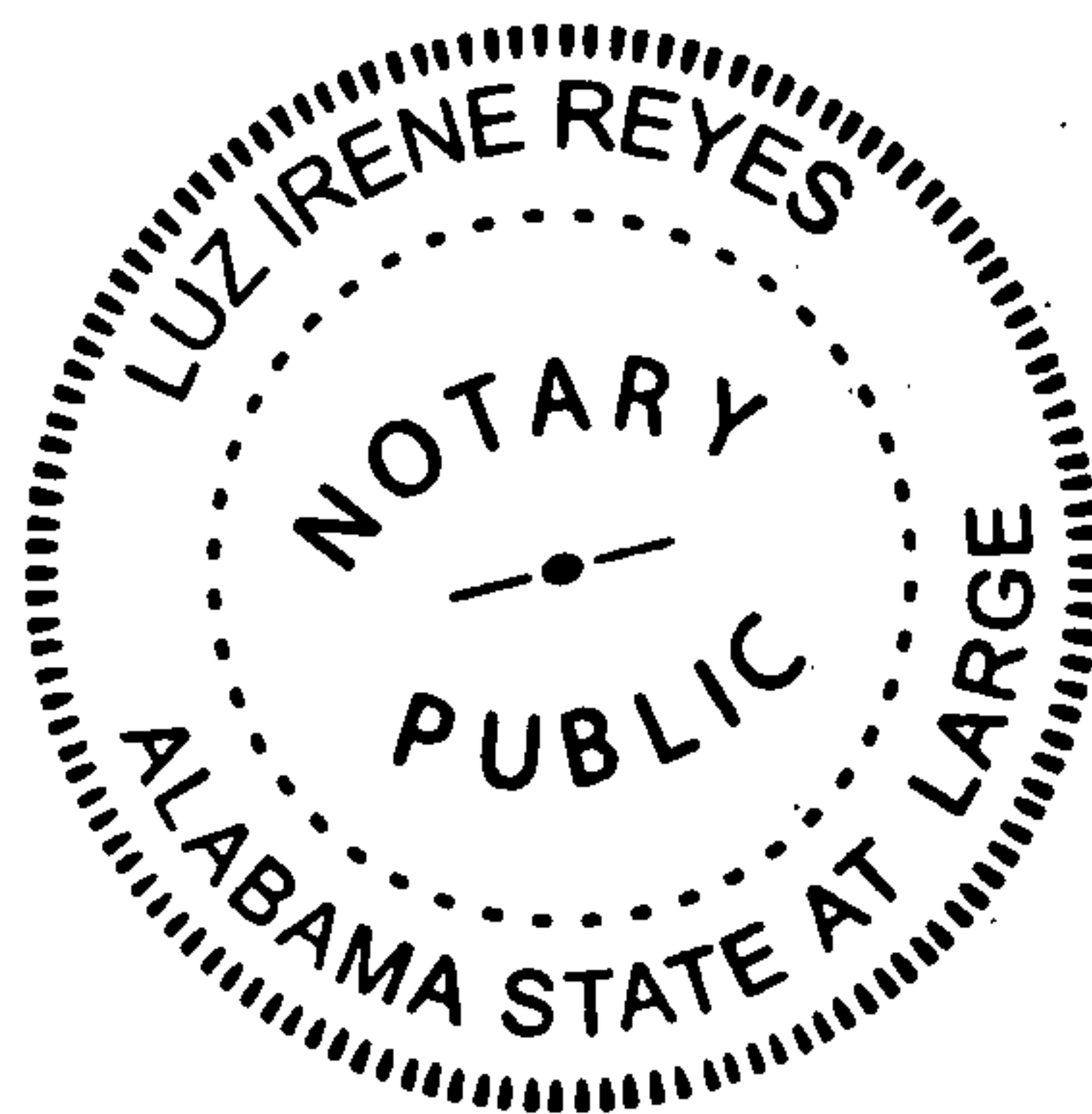


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF AL, AND IS DESCRIBED AS FOLLOWS:

LOT 16, ACCORDING TO THE SURVEY OF RIPPLE CREEK ESTATES, PHASE 2, FIRST ADDITION AS RECORDED IN MAP BOOK 14, PAGE 39 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, TO SIMON GONZALEZ CASTILLO AND ANA GARCIA, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, AS SET FORTH IN DEED INSTRUMENT NUMBER 20180413000123400, DATED 04/09/2018, RECORDED 04/13/2018, SHELBY COUNTY, ALABAMA.

PARCEL ID NUMBER: 27 4 17 0 000 016.014

PROPERTY COMMONLY KNOWN AS: 50 DANA DRIVE, MONTEVALLO, AL 35115

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

Grantor's Name	Simon Gonzalez Castillo and Ana Lilia	Grantee's Name	Simon Gonzalez Castillo and Ana Lilia
Mailing Address	<u>Garcia Garcia F/K/A Ana Garcia</u>	Mailing Address	<u>Garcia Garcia</u>
	<u>50 Dana Drive</u>		<u>50 Dana Drive</u>
	<u>Montevallo, AL 35115</u>		<u>Montevallo, AL 35115</u>

Property Address 50 Dana Drive
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ 1.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 95,410.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/11/2023 09:01:49 AM
 \$33.00 PAYGE
 20230111000008890

Allen S. Byrd

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 11/14/22

Print Simon Gonzalez Castillo / Ana Lilia Garcia Garcia

Unattested

Sign Simon Gonzalez C / Ana Garcia
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)