

20230120000016290

01/20/2023 09:47:35 AM

QCDEED 1/2

*Assessor Market Value: \$35,000.00

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 35124

Send Tax Notice to:

(Name) Maria Elizabeth Rafael Salguero &

(Address) Jose Obdulio Lemus Urbina

2675 Highway 17

Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Julio Recinos Sibrian, a married person, whose mailing address is 348 Lane Park Trl, Maylene, AL 35114** the "Grantor" herein, in hand paid by **Maria Elizabeth Rafael Salguero and Jose Obdulio Lemus Urbina, whose mailing address is: 2675 Highway 17, Montevallo, AL 35115**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, having an address of 190 Oxford Circle, Montevallo, AL 35115, to wit:

Lot 25, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Maria Elizabeth Rafael Salguero and Jose Obdulio Lemus Urbina, as joint tenants, with right of survivorship**, and Grantee's heirs and assigns forever; 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 the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

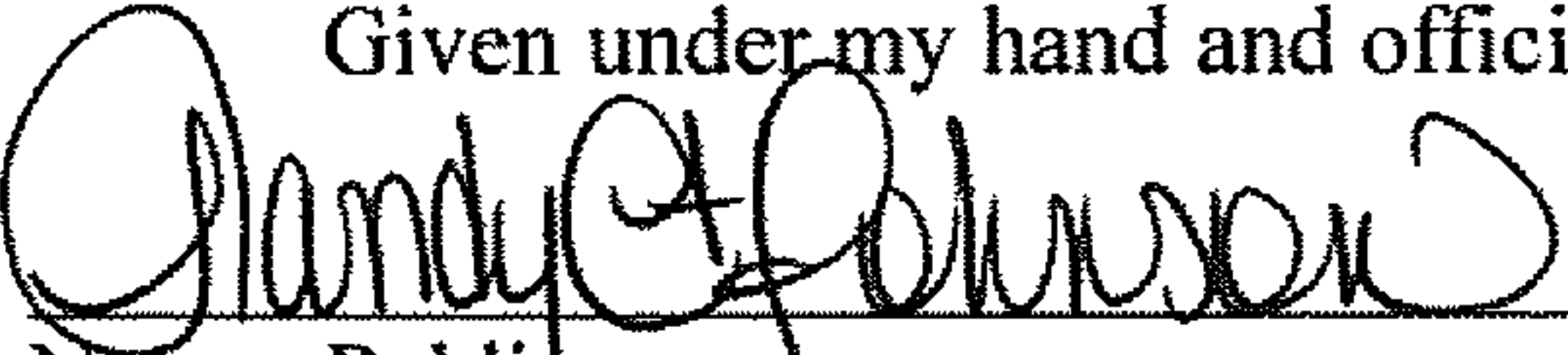
Given under my hand and seal this 19th day of January 2023.



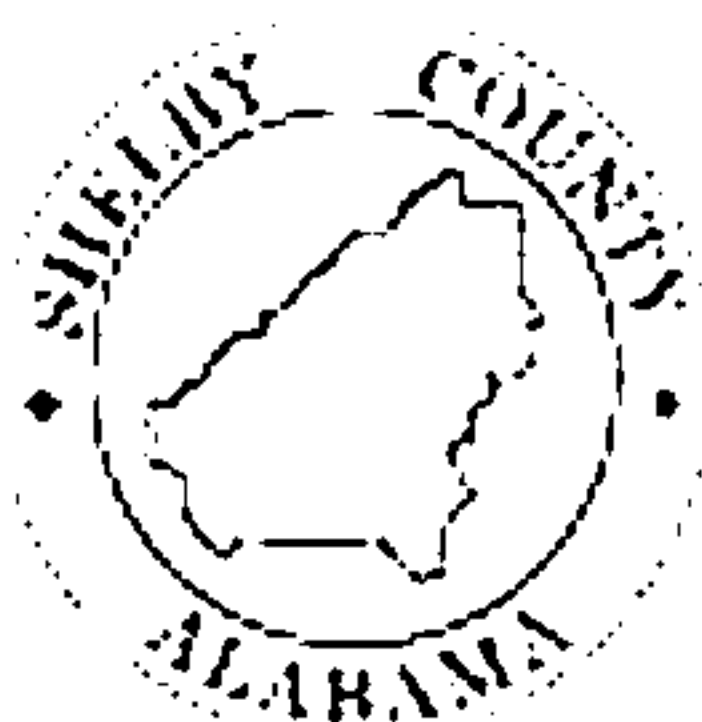
Julio Recinos Sibrian

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Julio Recinos Sibrian**, who 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 the conveyance, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 19th day of January 2023.


Notary Public
Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2023 09:47:35 AM
\$60.00 JOANN
20230120000016290

Allen S. Bayl