



20230125000021230 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
01/25/2023 03:08:11 PM FILED/CERT

Prepared By

Justin Scott

873 1st Street North

Alabaster, AL 35007

After Recording Return To

Justin Scott

873 1st Street North

Alabaster, AL 35007

Space Above This Line for Recorder's Use

Alabama Quit Claim Deed

State of Alabama

Shelby County

KNOW ALL BY THERE PRESENTS, that for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00) and/or other valuable consideration to the below in had paid to the Grantor(s) known as:

One (1) individual under the name of Justin Scott, a married individual, residing at 873 1st Street North, Alabaster, Alabama, 35007.

The receipt whereof is hereby witnessed, the undersigned hereby conveys and quitclaims to Jose Menjivar, a single individual residing at 240 Jones Road, Montevallo, Alabama 35115 and Maria del Carmen Palacios, a single individual residing at 240 Jones Road, Montevallo, Alabama 35115 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate located at 240 Jones Road, Montevallo, Alabama 35115, situated in Shelby County, Alabama, to wit:

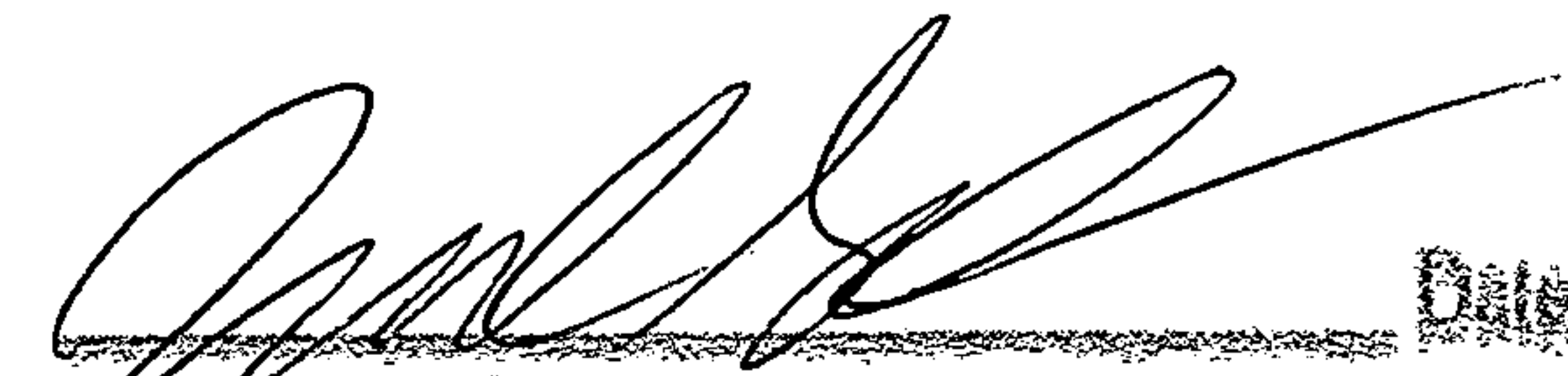
Commence at the NW corner of Section 27, Township 22 South, Range 3 West, and run East 940.34 feet; thence SW 210.27 feet to the point of beginning; thence West 210 feet; thence South 210 feet; thence East 210 feet; thence North 210 feet to the point of beginning, all located in section 27, Township 22 South, Range 3 West, Shelby County, Alabama.

Shelby County, AL 01/25/2023
State of Alabama
Deed Tax: \$10.00

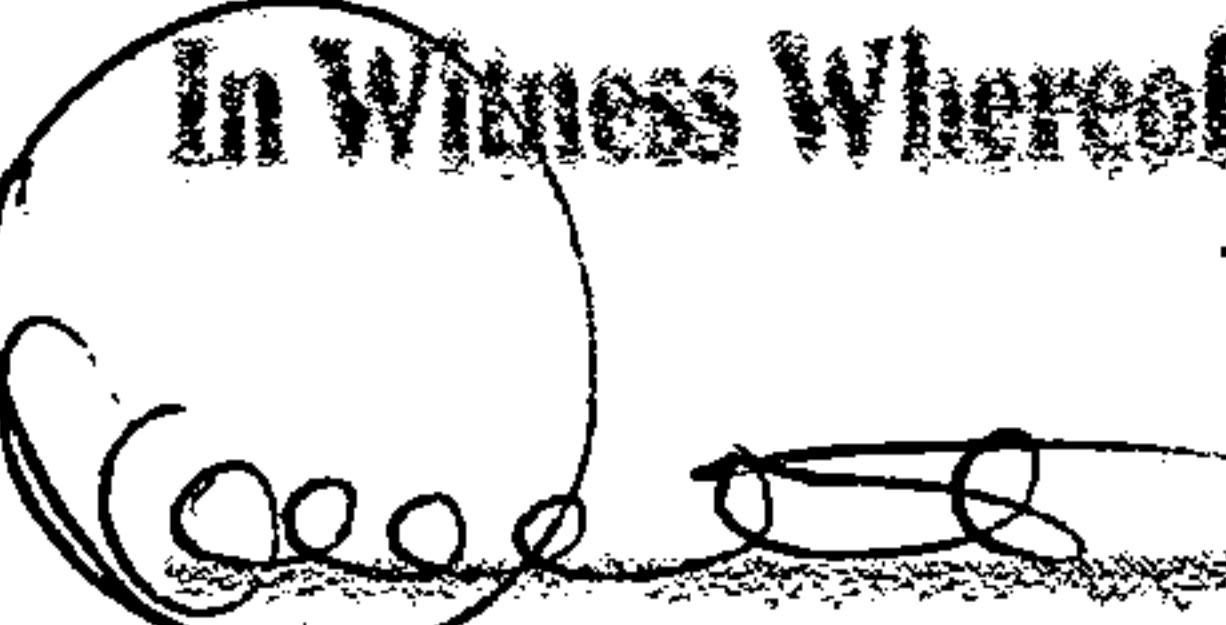
To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



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Grantor's Signature
Justin Scott
873 1st street N, Alabaster, Alabama, 35007
Date 5/4/2022

In Witness Whereof,


Witness's Signature
Date 5/4/22

Silvia Menjivar

Name of Witness
1342 Whirlaway Cir Helena, AL 35080.

Street Address

Matthew Oinos

Witness's Signature
Date 05/04/2022
Matthew Oinos

Name of Witness
930 6th Ave NW, Alabaster AL 35007

Street Address

Real Estate Sales Validation Form

20230125000021230 3/3 \$38.00
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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Justin Scott
Mailing Address 873 1st Street North
Alabaster, AL 35007

Grantee's Name Jose Menjivar and Maria del Carment Palacios
Mailing Address 240 Jones Road
Montevallo, AL 35115

Property Address 240 Jones Road
Montevallo, AL 35115

Date of Sale 05/04/2022

Total Purchase Price \$10,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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 5/4/22

Print Justin Scott

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1