

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Isaac Ariel Lopez
368 Hwy 337
Chelsea, AL 35043

STATE OF ALABAMA)

**QUIT CLAIM DEED with
JOINT SURVIVORSHIP RIGHTS**

COUNTY OF JEFFERSON)

[[TITLE NOT EXAMINED. NO OPINION EXPRESSED]]

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN and NO/100 (\$10.00 DOLLARS)**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Isaac Ariel Lopez and spouse, Elsa Alberto Ayala De Guillen** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Isaac Ariel Lopez and Elsa Alberto Ayala De Guillen** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **368 HWY 337, Chelsea, AL 35043**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 GRANTEES, as joint tenants, with right of survivorship, their 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 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, forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 23rd day of March, 2023.


Isaac Ariel Lopez


Elsa Alberto Ayala De Guillen

STATE OF Alabama,

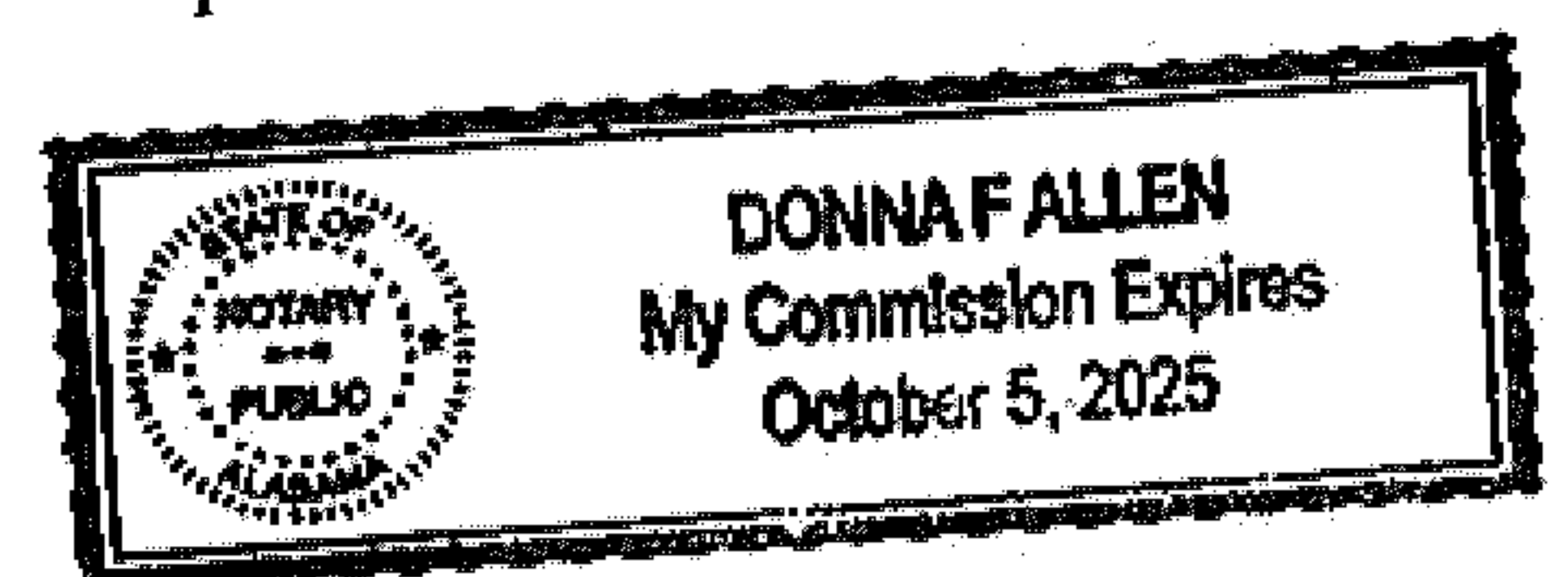
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Isaac Ariel Lopez and Elsa Alberto Ayala De Guillen** 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 the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of March, 2023.


NOTARY PUBLIC

My Commission Expires:



**EXHIBIT A
LEGAL DESCRIPTION**

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the East line of NW 1/4 of SW 1/4 420.0 feet to a point; thence turn an angle of 91 degrees 18 minutes 43 seconds to the left and run Westerly a distance of 107.25 feet to the point of beginning of the parcel being described; thence continue along the last described course a distance of 57.95 feet to a point; thence turn an angle of 78 degrees 38 minutes 53 seconds to the left and run Southwesterly a distance of a distance of 256.97 feet to a point; thence turn an angle of 18 degrees 20 minutes 49 seconds to the right and run Southwesterly a distance of 64.42 feet to a point; Thence turn an angle of 122 degrees 06 minutes 06 seconds to the left and run Northeasterly a distance of 165.18 feet to a point on the West right of way line of Grimes Road; thence turn an angle of 68 degrees 10 minutes 10 seconds 10 to the left to tangent and run Northeasterly along said right of way line of highway curve to the right (having a central angle off 10 degrees 10 minutes 36 seconds and a radius of 239.37 feet) an arc distance of 42.54 feet to a point; thence turn an angle of 90 degrees 0 minutes 0 seconds left from tangent and run Northwesterly a distance of 12.71 feet to a point; thence turn an angle of 63 degrees 07 minutes 15 seconds to the right and run Northerly a distance of 233.55 feet to the point of beginning.

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

Grantor's Name Isaac Ariel Lopez
 Mailing Address Elsa Alberto Ayala De Guillen
368 Hwy 337
Chelsea, AL 35043

Grantee's Name Isaac Ariel Lopez
 Mailing Address Elsa Alberto Ayala De Guillen
368 HWY 337
Chelsea, AL 35043

Property Address 368 Hwy 337
Chelsea, AL 35043

Date of Sale 3-23-2023
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 147,260.00

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 3-23-2023

Print Jeff W. Parmer

Unattested

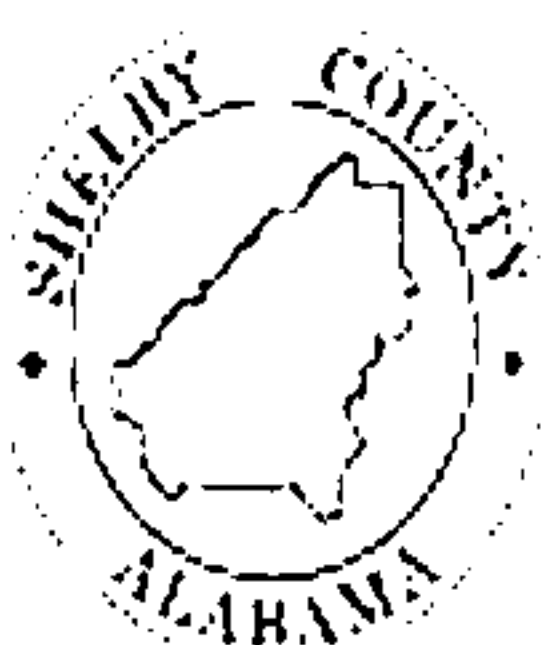
Filed and Recorded
 Official Public Records (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/23/2023 01:36:54 PM
 \$175.50 JOANN
 20230323000081620

Sign

Jeff W. Parmer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Bayl