



20230411000100910 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
04/11/2023 09:14:55 AM FILED/CERT

Instrument Prepared by:

Albert J. Osorio, Esq.
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax Notice to:

Jose Virrey
Consuelo Chaidez Castillo
40 People Court
Alabaster, AL 35007

**WHITHOUT THE BENEFIT OF A
TITLE INSURANCE POLICY
AT GRANTEE'S REQUEST**

QUIT CLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of four thousand five hundred dollars (\$4,500.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged that I, **LINDA P. KING**, a single woman, does hereby grant, bargain, sell and convey, quit claim, unto, **JOSE VIRREY and CONSUELO CHAIDEZ CASTILLO** any and all interests I have or may have at law or in equity, including any redemption rights, or any other rights to the real estate described below situated in Shelby County, Alabama. The property shall be conveyed and owned as follows:

**JOSE VIRREY and CONSUELO CHAIDEZ CASTILLO shall own the property as:
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.**

A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE NE ¼ OF THE SW ¼ OF SECTION 36, TOWNSHIP 20 SOUTH RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE N04 24 08 W A DISTANCE OF 150.90; THENCE N70 3020 W A DISTANCE OF 201.47; THENCE N27 58'55 E A DISTANCE OF 27.29' TO THE POINT OF BEGINNING ; THENCE CONTINUE N 27 58'55 E A DISTANCE OF 53.38; THENCE N58 36'27 W A DISTANCE OF 76.61; THENCE S 27 11'44 W A DISTANCE OF 67.25 THENCE S 69 02 '31 E A DISTANCE OF 76.12 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.11 ACRES, MORE OR LESS.



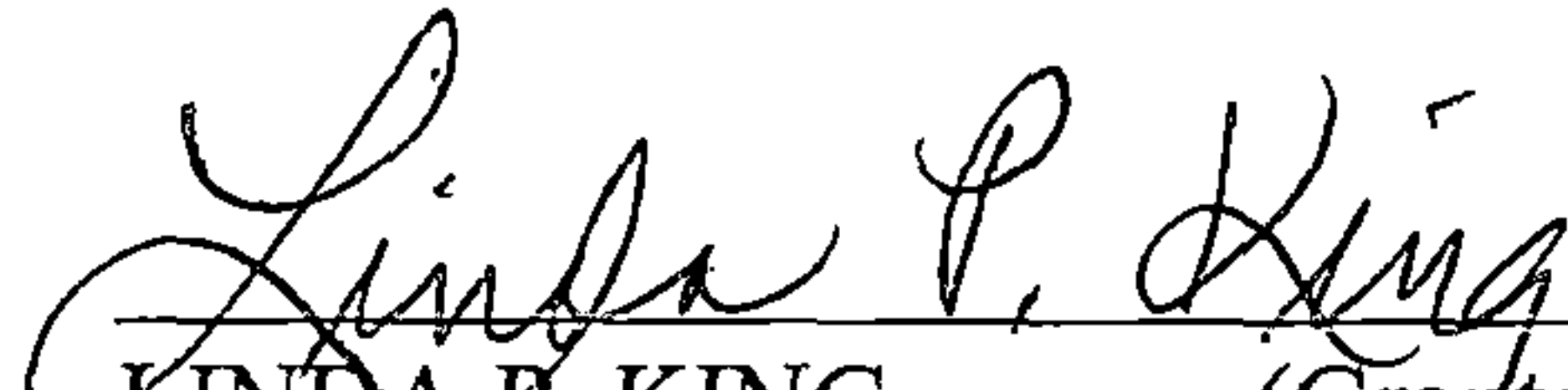
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NOT THE HOMESTEAD OF THE GRANTOR

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, as Trustee and administrator covenant with the Grantees, their heirs and assigns, that I hereby convey, quit claim, transfer, and assign any and all interests I have or may have at law or in equity in the above stated property, including any rights or redemption or any equitable right whatsoever in the above-described property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of
March, 2023.

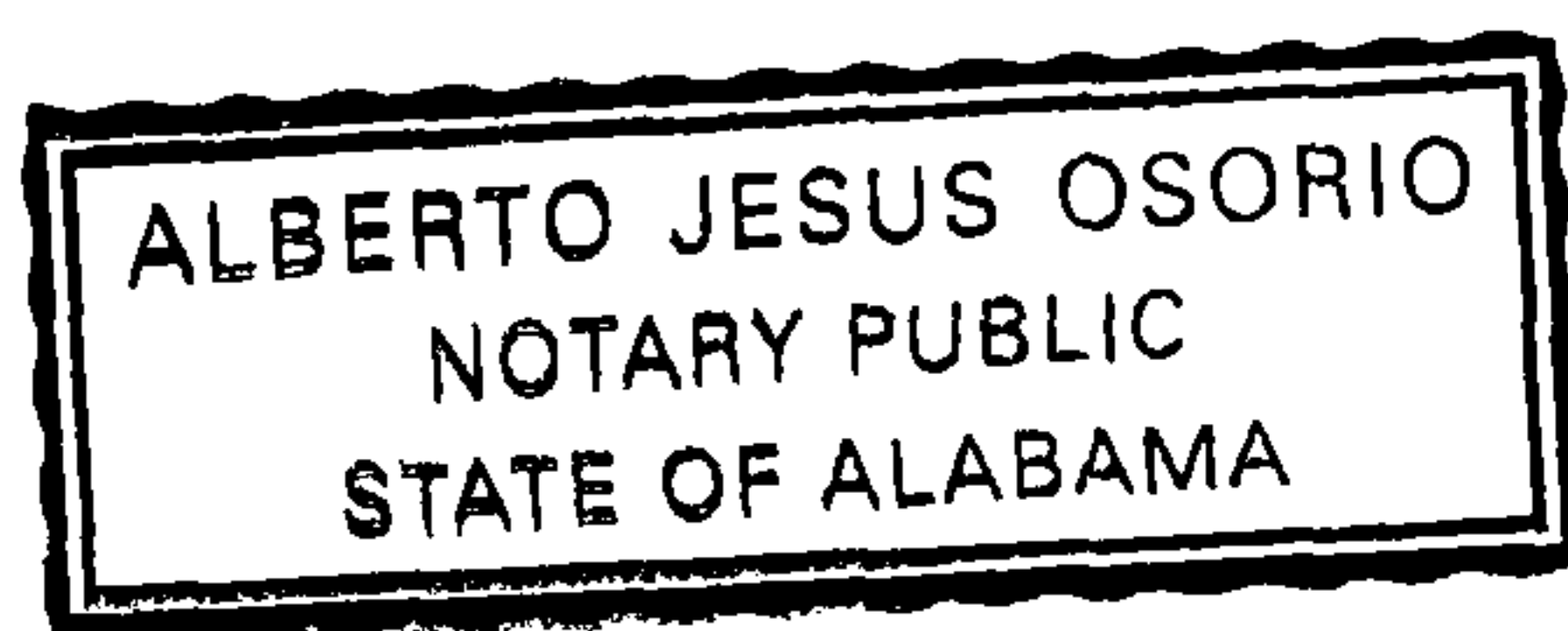

LINDA P. KING (Grantor)

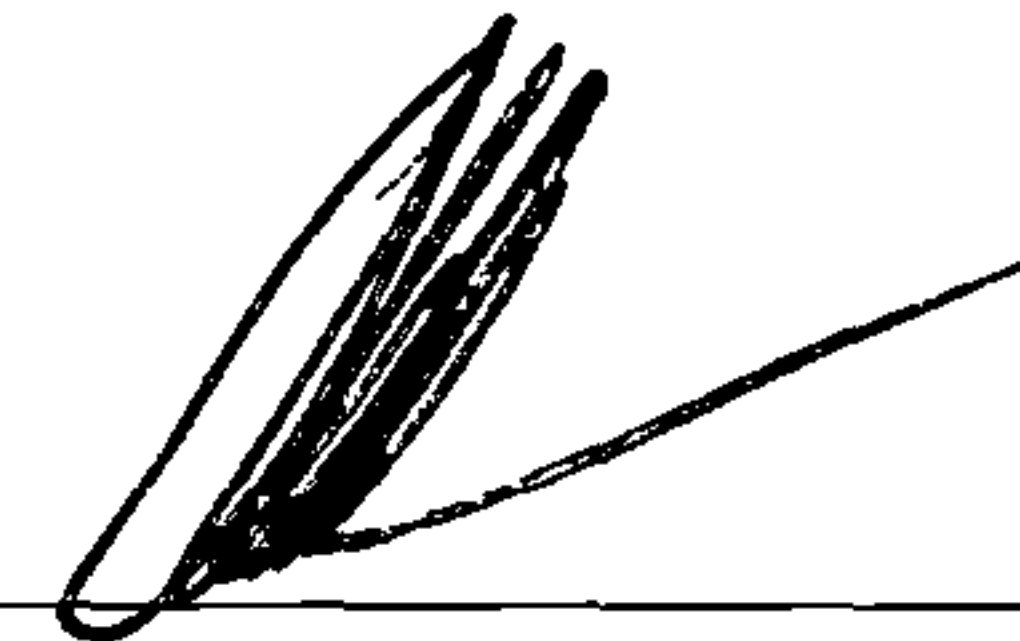
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that LINDA P. KING, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he has executed the foregoing conveyance.

Given under my hand and official seal, this the 29th day of March, 2023.




NOTARY PUBLIC

PRINTED NAME: Albert J. Osorio

My Commission Expires: 7/23/2025

End of Document.

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name FLORENCE MAZOR MHA
Mailing Address 40 PEARCE PLACE CT
ALABAMA, AL 35007

Grantee's Name JOSE VIKNEY
Mailing Address CUNSUERO CHAIKIN CASTELL
40 PEARCE CT
ALABAMA, AL 35007

Property Address NO PROPER ADDRESS

Date of Sale 3/29/23

Total Purchase Price \$ 4,500

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

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 _____

Print

ALBERT OSORIO

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1