

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20230501000128190 1/1 \$77.50
Shelby Cnty Judge of Probate, AL
05/01/2023 02:55:19 PM FILED/CERT

This instrument was prepared by:
Cassy L. Bingham Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:
Agustina Adelina Zamora Medina
and Jose Quiroz Rico
8 Dogwood Circle
Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to Enrique Cortes-Valadez, a married man, the "Grantor" herein, in hand paid by Agustina Adelina Zamora Medina and Jose Quiroz Rico, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, to wit:

Begin at a point 406.3 feet North and 381.1 feet West of center of the Northwest ¼, Section 5, Township 22 South, Range 3 West, thence run South 22 degrees 10 minutes West 145.4 feet; thence North 57 degrees 50 minutes West 109.7 feet; thence North 32 degrees 10 minutes East 143.2 feet; thence South 57 degrees 50 minutes East 84.5 feet to point of beginning, in 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 above described property 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 Agustina Adelina Zamora Medina and Jose Quiroz Rico and Grantee's heirs and assigns forever.

Given under my hand and seal this 13th day of April, 2023.

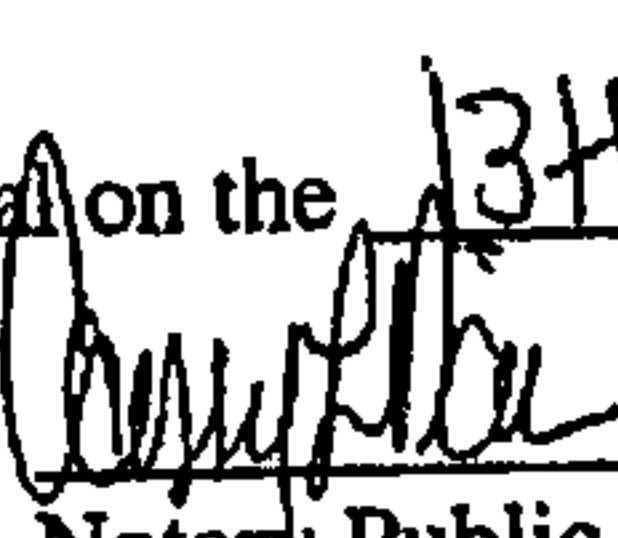

Enrique Cortes-Valadez

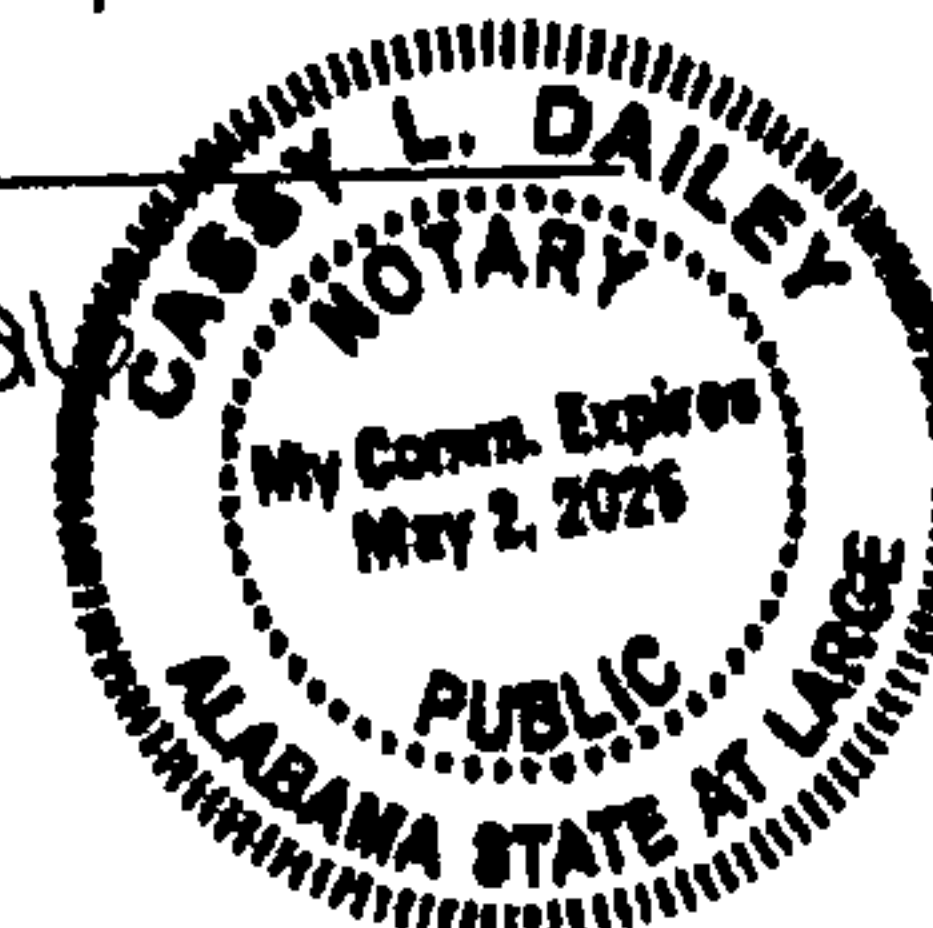
Shelby County, AL 05/01/2023
State of Alabama
Deed Tax: \$55.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Enrique Cortes-Valadez, 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 with full authority on the day that same bears date.

Given under my hand and official seal on the 13th day of April, 2023.


Notary Public
Commission Expires: 5-2-25



Property Address: 8 Dogwood Circle, Montevallo, AL 35115
Seller Address: 3680 Hwy 11, Pelham, AL 35124
Buyer Address: 8 Dogwood Circle, Montevallo, AL 35115
Assessor Market Value: 55,160.00