

**THIS INSTRUMENT WAS PREPARED  
WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY:**

Burt W. Newsome  
Greystone Title, L.L.C.  
194 Narrows Drive #103  
Birmingham, AL 35242

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

**QUITCLAIM DEED**

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**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
· **TWENTY-TWO THOUSAND FIVE HUNDRED and NO/100 Dollars (\$22,500.00)** and other good  
and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt  
whereof is acknowledged, **TERRY E. RAY AND LYNN RAY, Husband and Wife** (the  
“Grantors”), do hereby remise, release, quitclaim and convey unto **HERNAN MONTOYA**  
(hereinafter referred to as the “Grantee”), any and all of the Grantor's right, title and interest and  
claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See Attached Exhibit “A.”

**TO HAVE AND TO HOLD** to the Grantee, his heirs, successors and assigns, forever.

*[Signature page follows]*

IN WITNESS WHEREOF, **TERRY E. RAY AND LYNN RAY** have caused this conveyance to be executed and their seals affixed this the 9 day of September, 2022

Terry E Ray  
**TERRY E. RAY**

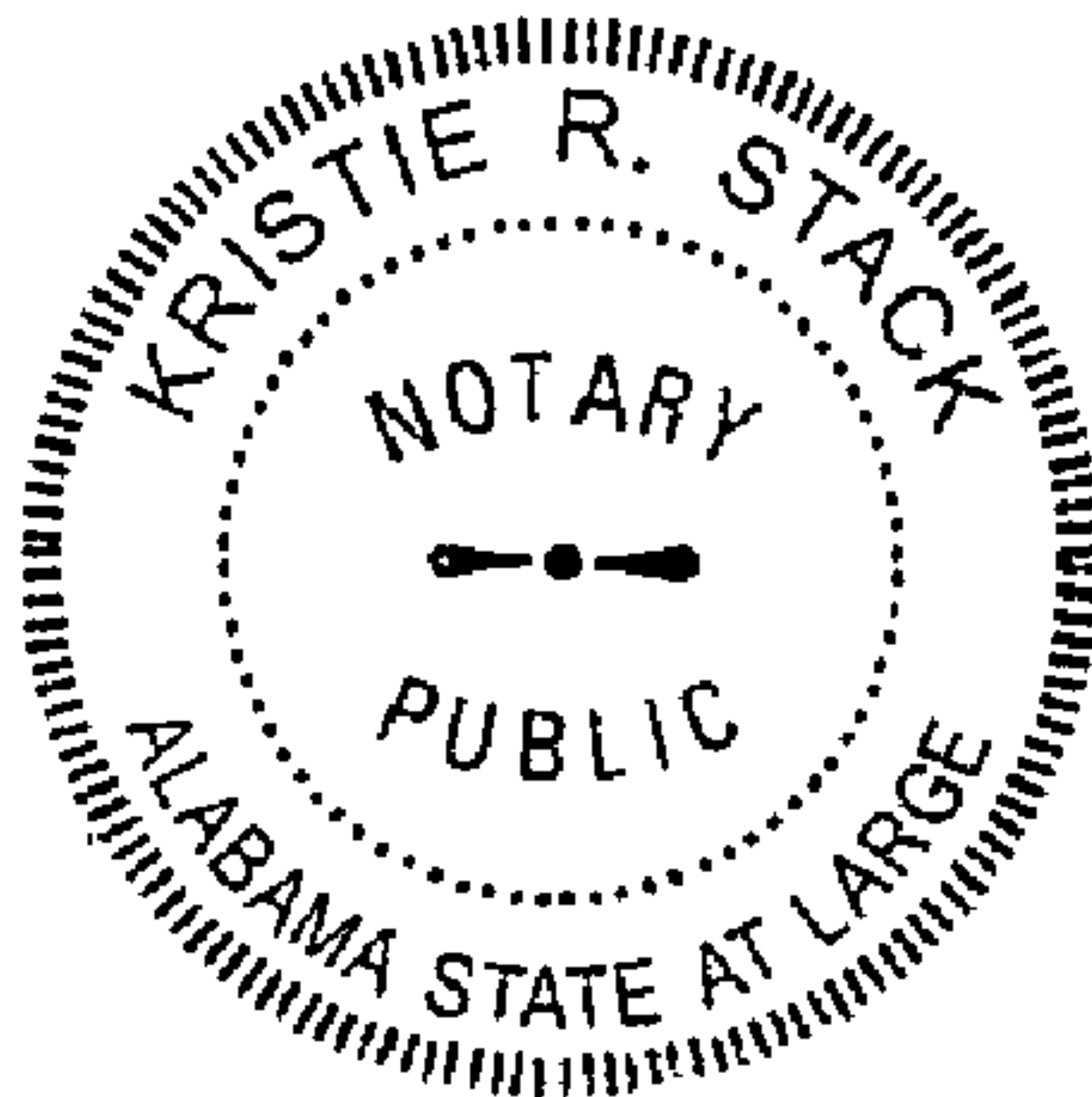
Lynn Ray  
**LYNN RAY**

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **TERRY E. RAY AND LYNN RAY** signed the foregoing quitclaim deed, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

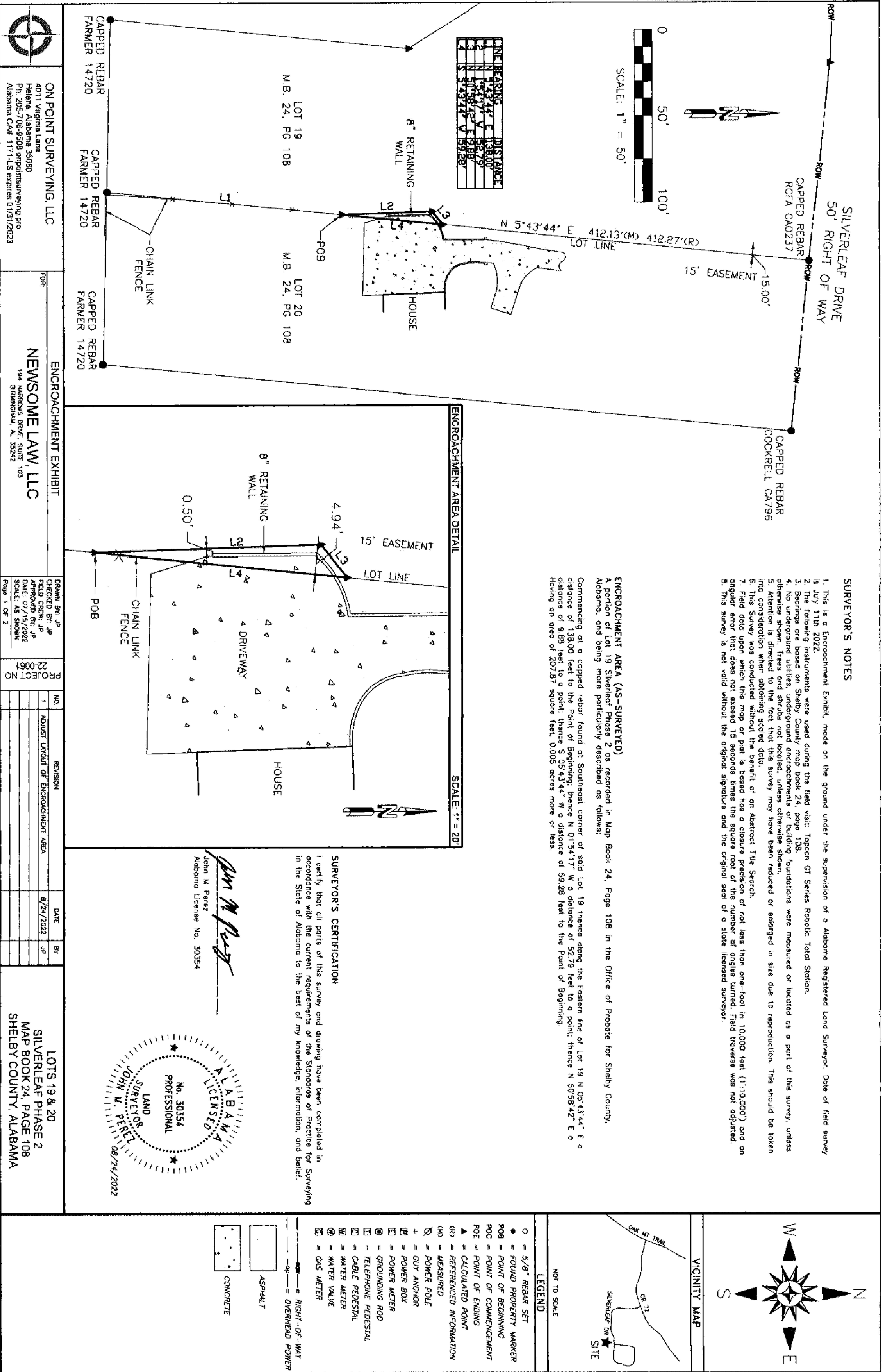
Given under my hand and official seal, this the 9 day of September, 2022

Kristie R Stack  
Notary Public  
My commission expires: May 3, 2024



**Exhibit A**  
**Legal Description**

A portion of Lot 19 Silverleaf Phase 2 as recorded in Map Book 24, Page 108 in the Office of Probate for Shelby County, Alabama, and being more particularly described as follows; Commencing at a capped rebar found at Southeast corner of said Lot 19 thence along the Eastern line of Lot 19 N 05°43'44" E a distance of 138.00 feet to the Point of Beginning; thence N 01°54'17" W a distance of 52.79 feet to a point; thence N 50°58'42" E a distance of 9.88 feet to a point; thence S 05°43'44" W a distance of 59.28 feet to the Point of Beginning. Having an area of 207.87 square feet, 0.005 acres more or less.





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

Grantor's Name TERRY E RAY AND LYNN RAY  
 Mailing Address 160 SILVERLEAF DRIVE  
PELHAM, AL 35124

Grantee's Name HERNAN MONTOYA  
 Mailing Address 164 SILVERLEAF DRIVE  
PELHAM, AL 35124

Property Address ATTACHED SURVEY

Date of Sale 09/09/2022

Total Purchase Price \$22,500.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/04/2023 02:52:47 PM  
 \$56.50 BRITTANI  
 20230504000133290

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 5/11/2023

Print Jennifer Choi

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**