

This instrument prepared by:
Danny Hidalgo
2 Vance St
Pelham, AL 35124

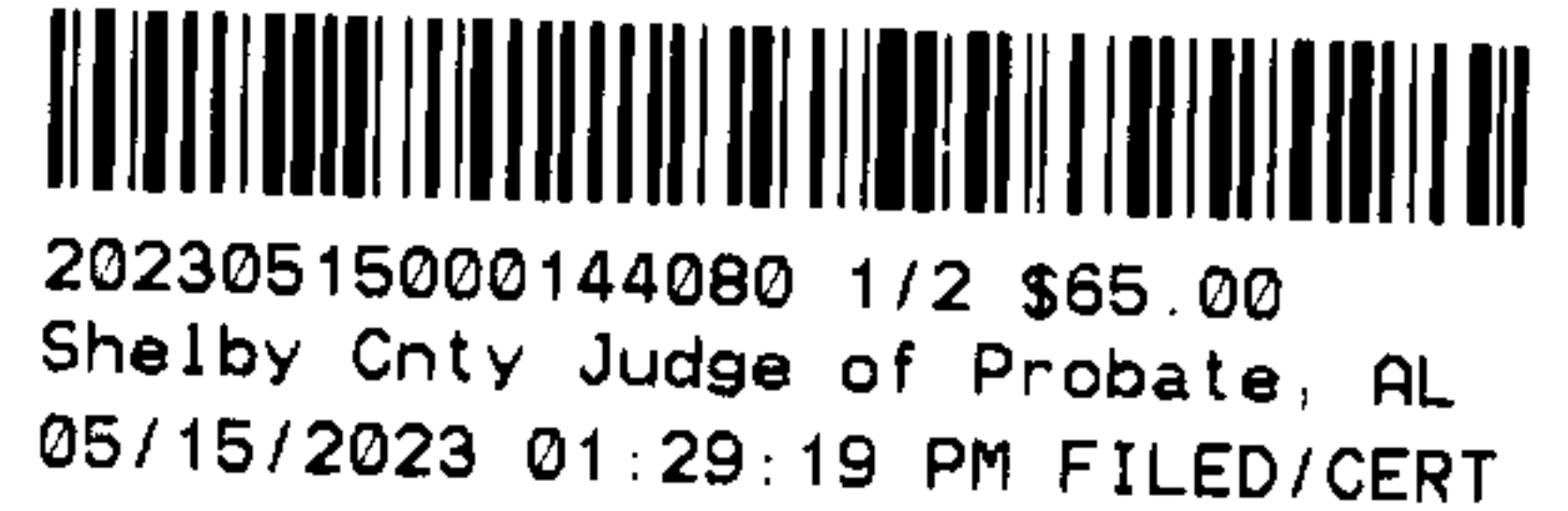
Send tax notice to:
Uriel Aguirre Toledo
180 Stonehaven Dr
Pelham, AL 35124

STATE OF ALABAMA

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

QUITCLAIM DEED



Know all men by these presents, that the consideration of \$40,000 to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, (Grantor), a DHF INVESTMENTS, does grant, convey and quitclaim unto Uriel Aguirre Toledo, a single man, all of my right, title and interest WITH NO WARRANTY in and to the real estate located and situated in Jefferson County, Alabama, more particularly described, to wit:

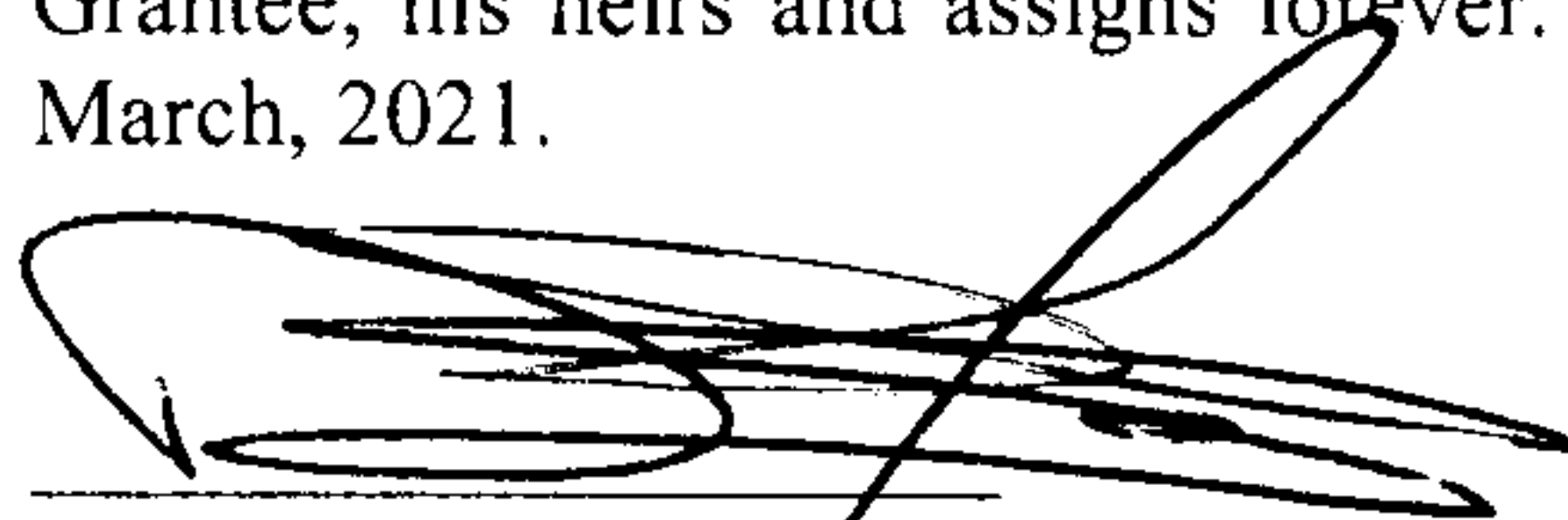
PARCEL: 14 4 19 4 000 007.002

LOCATION: 180 Stonehaven Drive, Pelham, AL 35124

METES AND BOUNDS: BEG INTER W LN E1/2 SE1/4 & S ROW HWY #11 NE271.88 TO POB CONT NE65.75 MEANDER SELY210.34 E190.74 CURVE SLY144.68 NW50(S) S15(S) NW220.53 CURVE NLY218.49 TO POB LESS ACQ ROW HWY 51 PROJECT STPBA 7132 003

MAP BOOK: 00 PAGE: 00

This property is NOT the homestead of the Grantor or the Grantor's spouse. To have and to hold unto the said Grantee, his heirs and assigns forever. In witness whereof, I have hereunto set my hand and seal this 30th day of March, 2021.



Danny Hidalgo
Agent for DHF INVESTMENTS
Grantor

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Haider Mahmood, the undersigned, a Notary Public, hereby certify that Danny Hidalgo, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, executed the same voluntary on the day the same bears date. Given under my hand and official seal this 30th day of March, 2021.



NOTARY PUBLIC

My Commission Expires: 12-23-2023

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Haider Mahmood, the undersigned, a Notary Public, hereby certify that Danny Hidalgo, whose name as Owner of DHF INVESTMENTS a corporation, signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she as such officer and with full authority, executed the same voluntary on the day the same bears date. Given under my hand and official seal this 30th day of March, 2021.

Shelby County, AL 05/15/2023
State of Alabama
Deed Tax: \$40.00



NOTARY PUBLIC

My Commission Expires: 12-23-2023

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name DHF Investments
Mailing Address 9170 Hwy 25
Calera AL 35040

Grantee's Name Uriel Aguirre Toledo
Mailing Address 180 Stonehaven Dr.
Pelham AL 35124


Property Address Vacant

Date of Sale 5-15-2023
Total Purchase Price \$ 35,000
or
Actual Value \$ 44,000
or
Assessor's Market Value \$ 40,000

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


20230515000144080 2/2 \$65.00
Shelby Cnty Judge of Probate, AL
05/15/2023 01:29:19 PM FILED/CERT

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 5-13-2023

Print Uriel Aguirre

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1