

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2349708

MAIL TAX STATEMENTS TO:

Erica J. Avalos and Christian Gilberto Avalos Hernandez
229 Cambrian Ridge Trl.
Pelham, AL 35124

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13 6 13 1 002 039.000

QUITCLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

THIS DEED made and entered into on this 31 day of May, 2023, by and between **Erica J. Avalos A/K/A Erica Avalos, a married woman, joined by her spouse, Christian Gilberto Avalos Hernandez, residing at 229 Cambrian Ridge Trl., Pelham, AL 35124, and Hector Lopez Fuentes, who acquired title as Hector Lopez, a married man, joined by his spouse, Naomi Lopez, residing at 7431 South Interstate 45 Service Road, Ennis, TX 75119, as joint tenants with right of survivorship, hereinafter referred to as Grantor(s) and Erica J. Avalos and Christian Gilberto Avalos Hernandez, wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them, residing at 229 Cambrian Ridge Trl., Pelham, AL 35124, hereinafter referred to as Grantee(s).**

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 229 Cambrian Ridge Trl., Pelham, AL 35124

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 31 day of May, 2023.

Erica J. Avalos AKA Erica Avalos
Erica J. Avalos A/K/A Erica Avalos

Christian Gilberto Avalos Hernandez
Christian Gilberto Avalos Hernandez

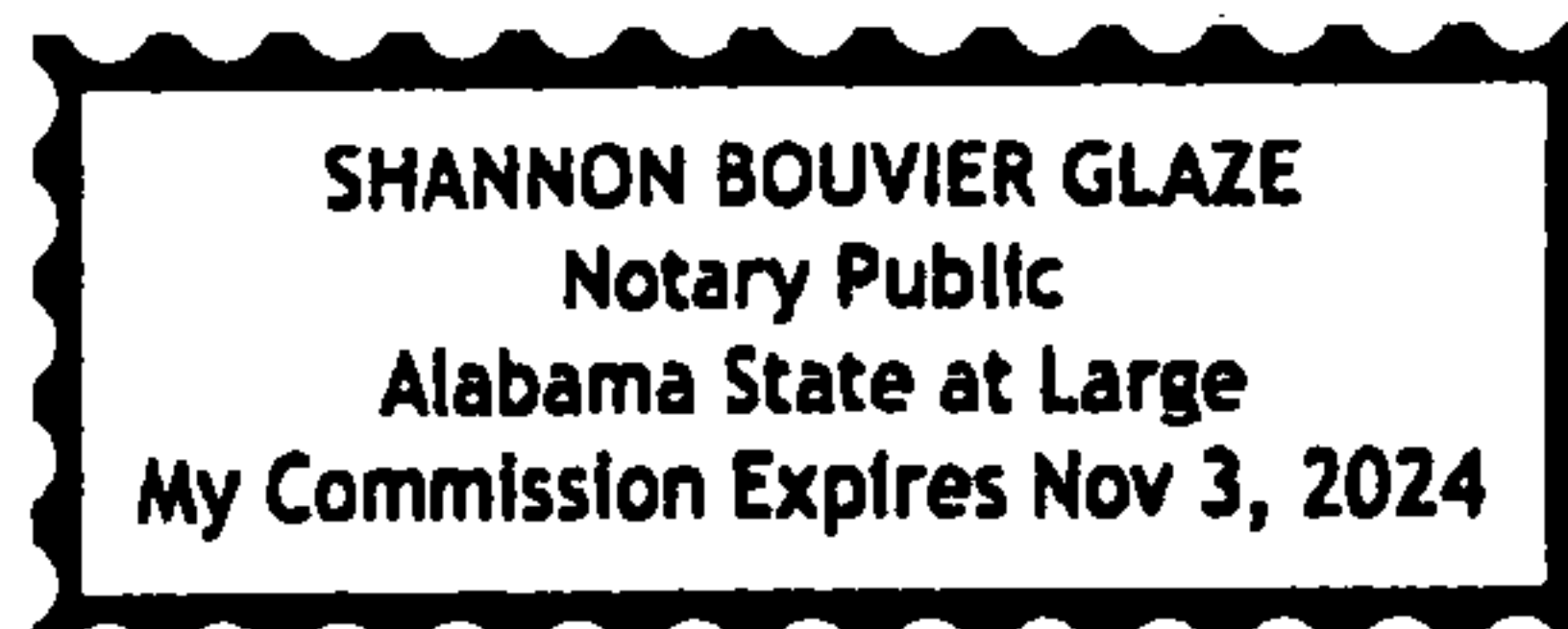
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Erica J. Avalos A/K/A Erica Avalos and Christian Gilberto Avalos Hernandez**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 31 day of May, 2023.

Shannon Bouvier Glaze
NOTARY PUBLIC

My commission expires: 11/3/2024



Hector Lopez Fuentes

Hector Lopez Fuentes, who
acquired title as Hector Lopez

Naomi Lopez

Naomi Lopez

STATE OF Texas
COUNTY OF El Paso

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Hector Lopez Fuentes, who acquired title as Hector Lopez and Naomi Lopez**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21 day of April, 2023.

Angelica C. Morris-Hughes
NOTARY PUBLIC

My commission expires: 1-21-2025

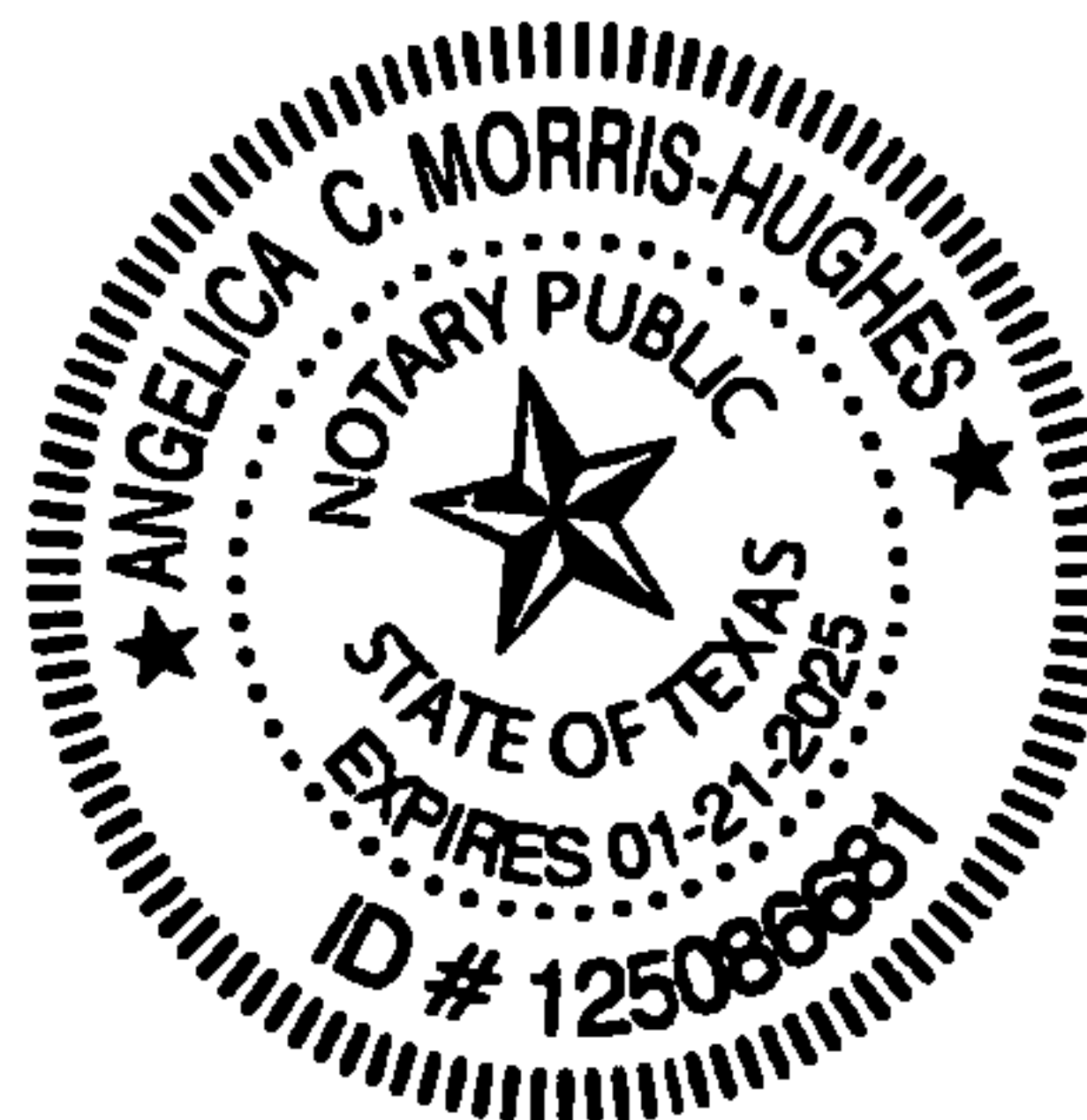


EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Lot 39, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Leah M. Carroll Selfridge and Brandon James Selfridge, wife and husband to Erica Avalos and Hector Lopez, as joint tenants with right of survivorship as set forth in Deed Instrument #20180202000035020 dated 01/31/2018, recorded 02/02/2018, SHELBY County, ALABAMA.

Tax ID Number: 13 6 13 1 002 039.000

Property commonly known as: 229 CAMBRIAN RIDGE TRL, Pelham,, AL 35124

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

Grantor's Name

Erica J. Avalos A/K/A Erica Avalos, and spouse, Christian Gilberto Avalos Hernandez, and Hector Lopez Fuentes, who acquired title as Hector Lopez, and spouse, Naomi Lopez

Grantee's Name

Erica J. Avalos and Christian Gilberto Avalos Hernandez

Mailing Address

229 Cambrian Ridge Trl.

Mailing Address

229 Cambrian Ridge Trl.

Pelham, AL 35124

Pelham, AL 35124

Property Address

229 Cambrian Ridge Trl.

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 156,200.00

Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 10:22:41 AM
\$194.50 BRITTANI
20230607000171330

Alicia S. Byrd

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☐ Appraisal☐ Sales Contract☒ Other☐ Closing Statement

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 5/31/2023Print ERICA J. AVALOS Christian Gilberto Avalos Hernandez

Unattested

Shannon Bourcier-Blaze
(verified by)

Sign Erica J. Avalos Christian Gilberto Avalos Hernandez
(Grantor/Grantee/Owner/Agent) circle one