Prepared By:
. Mark Araujo
470 Chilton Co Rd 869
Jemison, Alabama 35085

After Recording Return To:
Jose J. Pitre
96 Idle Ln
Helena, Alabama 35080

20230616000180780 1/3 $105.00
Shelby Cnty Judge of Probate, AL
06/16/2023 10:49:12 AM FILED/CERT

TAX PARCEL ID #: 13 4 18 2 001 019.000.

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Mark & Susan Araujo *("Grantor")* and Mrs. Susan S Araujo *("Grantor")* , a married couple, **whose address is** 470 Chilton Co.Rd 869, Jemison, Alabama 35085, hereby ***REMISE, RELEASE AND FOREVER QUITCLAIM TO*** Mr. Jose J Pitre *("Grantee")* , **whose address is** 100 Idle Ln, Helena, Alabama 35080, and Ms. Gladys N Agosto *("Grantee")*, **whose address is** 100 Idle Ln, Helena, Alabama 35080, all right, title, interest and claim to the following real estate property located at 96 Idle Ln in the City/Township of Helena, located in the County of Shelby and State of Alabama and ZIP code of 35080, to-wit:

Property having Lot No., with the Section No. 18, and having the following description: One acre of land, more or less, in the SW 1/4 of the SW 1/4 of the NW 1/4, Section 18 township 20 South, Range 3 West, described as follows: Beginning at Northeast corner of the SW 1/4 of the SW 1/4 of the Northwest 1/4 of said section, Township and range, running West 220 feet parallel to said Section line; thence South 220 feet, parallel to said section line; thence East 220 feet, parallel to said Section line; thence North 220 feet to the point of beginning; situated in Shelby County, Alabama. .

FOR VALUABLE CONSIDERATION, in the amount of $77,000.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 02/22/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature)
Mark & Susan Araujo

(Grantor's or Authorized Representative's Signature)
Susan S Araujo

(Grantee's or Authorized Representative's Signature)
Jose J Pitre

Shelby County, AL 06/16/2023
State of Alabama
Deed Tax:$77.00

20230616000180780 2/3 $105.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
) **SS.**
COUNTY OF SHELBY)

The foregoing Quit Claim Deed was acknowledged before me on 2-22-2023 by Mr. Mark & Susan Araujo and Mrs. Susan S Araujo, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Adam W. Holmes
(Signature of Notary)

Adam W. Holmes
(Printed Notary Name) Shelby, Alabama

My Commission expires: 05-23-2026

ADAM W. HOLMES
NOTARY
Commission Expires
05/23/2026
PUBLIC
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

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

Grantor's Name	Mark & Susan Araujo	Grantee's Name	Jose J. Pitre & Gladys N. Agosto
Mailing Address	470 County Rd. 869	Mailing Address	100 Idle Lane
	Jemison, AL		Helena, AL
	35085		35080
Property Address	96 Idle Lane	Date of Sale	February 22, 2023
	Helena, AL	Total Purchase Price	$ 77,000
	35080	or	
		Actual Value	$
		or	
		Assessor's Market Value	$

20230616000180780 3/3 $105.00
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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)

- [X] 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 2/22/2023 Print Mark & Susan Araujo

[X] Unattested _____ (verified by) Sign _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms