



20230809000241020 1/3 \$95.00
Shelby Cnty Judge of Probate, AL
08/09/2023 02:22:27 PM FILED/CERT

This instrument prepared by:
Evan Eberhardt, Esq.
Halliday, Watkins & Mann, P.C.

SEND TAX NOTICES TO:
Nancy Alondra Zarate-Gopar
1405 Allen Drive
Alabaster, AL 35007

GRANTOR
Ken Bailey
P.O. Box 381092
Hoover, AL 35238

GRANTEE
Nancy Alondra Zarate-Gopar
1405 Allen Drive
Alabaster, AL 35007

Property Address: 1405 Allen Drive, Alabaster, AL 35007
Sale Date: July 31, 2023

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Sixty Seven Thousand Dollars (\$67,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ken Bailey** (herein referred to as "Grantor"), does hereby quitclaim unto **Nancy Alondra Zarate-Gopar**, a single woman, (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

BEGIN AT THE SW CORNER OF THE N ½ OF SW ¼ OF SE ¼ OF SECTION 25, TOWNSHIP 20, RANGE 3 WEST, AND RUN THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID TWENTY ACRE TRACT 150 FEET TO A PONT; THENCE TURN AN ANGLE OF THE RIGHT OF 90 DEGREES AND RUN EASTERLY PARALLEL WITH THE NORTH BOUNDARY OF SAID TWENTY ACRE TRACT 138 FEET; THENCE TURN AN ANGLE OF 90 DEGREES RIGHT AND RUN THENCE SOUTHERLY PARALLEL WITH THE WEST BOUNDARY OF SAID TWENTY ACRE TRACT 150 FEET; THENCE TURN AN ANGLE OF 90 DEGREES RIGHT AND RUN THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID TWENTY ACRE TRACT 138 FEET TO POINT OF BEGINNING.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 9TH day of AUGUST, 2023.

KEN BAILEY

/s/ Ken Bailey

STATE OF ALABAMA)
COUNTY OF SHELBY)

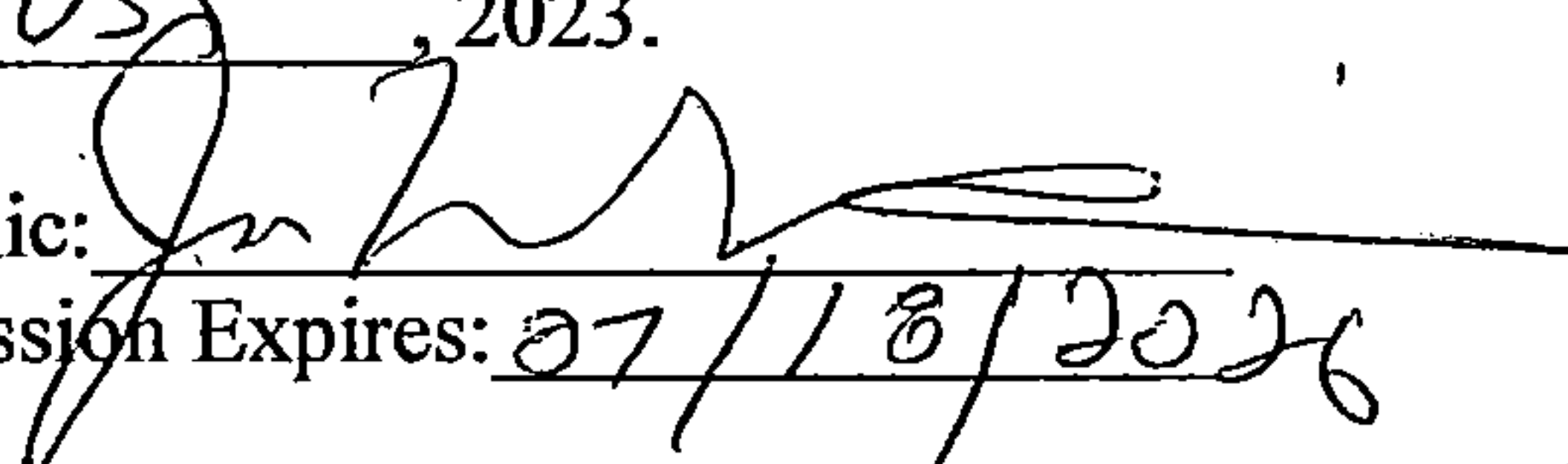
Shelby County, AL 08/09/2023
State of Alabama
Deed Tax: \$67.00



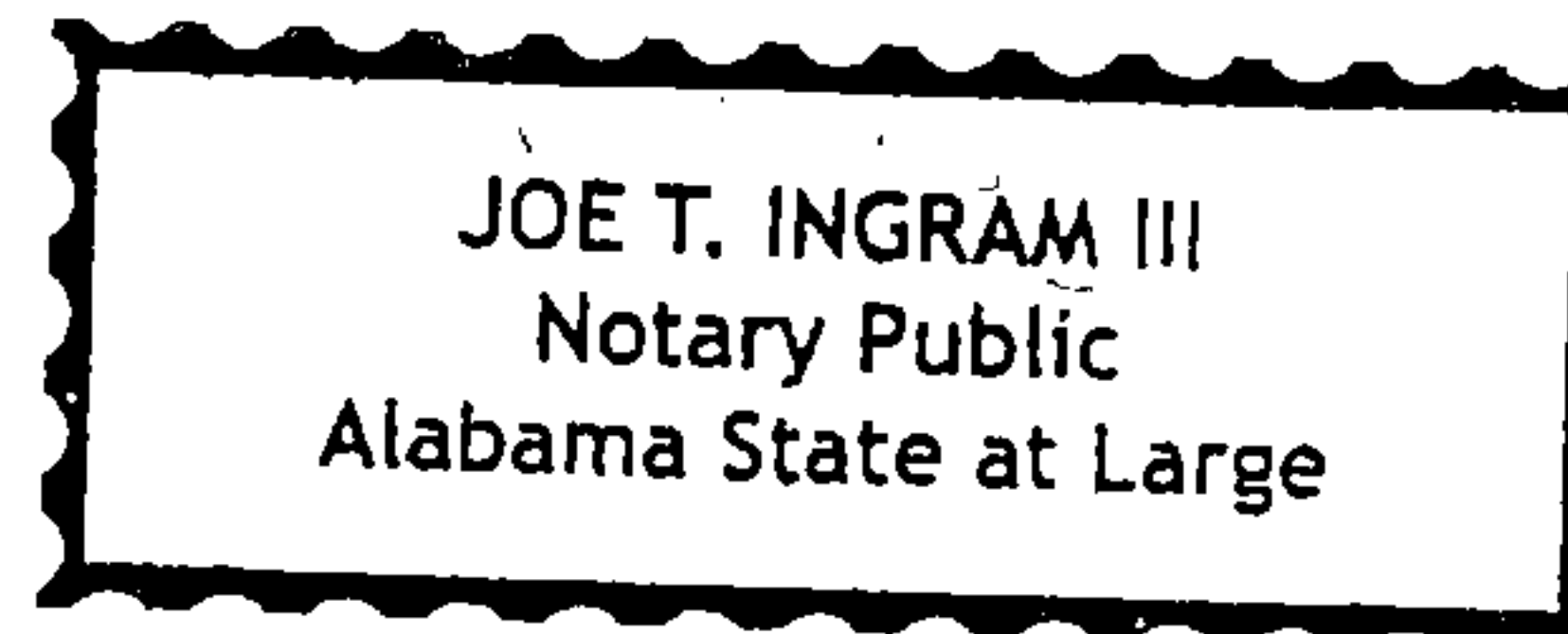
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that KEN BAILEY, whose name as KEN BAILEY of Ken Bailey is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 9TH day of AUGUST, 2023.

Notary Public: 

My Commission Expires: 07/18/2026



Grantor's Name Ken Bailey
Mailing Address 2442 INDIAN LAKE DR
HOOVER, AL 35244

Grantee's Name NANCY ALONDRA ZARATE-GOPAR
Mailing Address 1405 ALLEN DR
ALABASTER, AL 35007

Property Address 1405 ALLEN DRIVE
ALABASTER, AL 35007

Date of Sale 7/31/2023

Total Purchase Price \$ 67,000

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 8/9/2023

Unattested

(verified by)

Print

Sign

Ken Bailey

Ken Bailey

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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