

Send tax notice to: _____

CORRECTIVE QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of TEN Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Jose Luis Santillan Sanchez, a married man, and his wife, Florencio Santillan** (herein referred to as grantor, whether one or more), hereby remise, release and quitclaim unto **Adelaido Martin, a married man, and his wife, Irma Martin** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

This deed is made to correct the marital status of both grantees and both grantors, and to correct the legal description of the property on Instrument No. 20230113000011890, Probate Office of Shelby County, Alabama.

Land in Shelby County, Alabama, being more particularly described, as follows:
Commence at the NW corner of Section 3, Township 22 South, Range 1 East; thence run Southerly along the West line of said Section a distance of 466.69 feet to a point; thence turn an angle to the left of 88°18'53" and run 79.61 feet to a point on the Easterly right of way of Shelby County Highway #77, said point being the NW corner of Parcel #1, according to the survey of Jack Johnson Estates, as recorded in Map Book 14, page 61, in the Probate Office of Shelby County, Alabama; thence turn an angle of 83°09'22" to the right and run in a Southeasterly direction along the Easterly right of way of Shelby County Highway #77, and along the West line of said Parcel #1, a distance of 661.82 feet to the SW corner of said Parcel #1, said point being the point of beginning of the property described herein; thence turn an angle of 84°35'38" to the left and run along the South line of said parcel #1, a distance of 583.30 feet to the Northwest corner of Parcel #4, according to said survey of Jack Johnson Estates; thence turn an angle of 89°56'56" right and run in a Southerly direction along the West line of Parcels #4 and #3, a distance of 470.44 feet to a point on the West line of said Parcel #3, of Jack Johnson Estates; thence turn an angle of 44°11'22" right and run along the Northwest line of said parcel #3, a distance of 623.16 feet to the Westernmost corner of said Parcel #3, said point being on the right of way of a prescriptive road; then turn an angle of 96°53'41" to the right and run along said right of way a distance of 80 feet to a point; thence turn an angle of 54°6'25" right and continue along said right of way a distance of 125.43 feet to a point on the East right of way of Shelby County Highway #77; thence turn an angle to the right of 42°14'37" right and run along said right of way a distance of 178.24 feet to a point; thence turn an angle of 152°3'30" to the left and continue along said right of way a distance of 272.0 feet to a point; thence turn an angle of 0°56'07" right and continue along said right of way a distance of 305.32 feet to the point of beginning.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of August, 2023.

Property Address: 1800 Hwy 77 Columbiana, AL 35051

Jose Luis Santillan
Jose Luis Santillan Sanchez

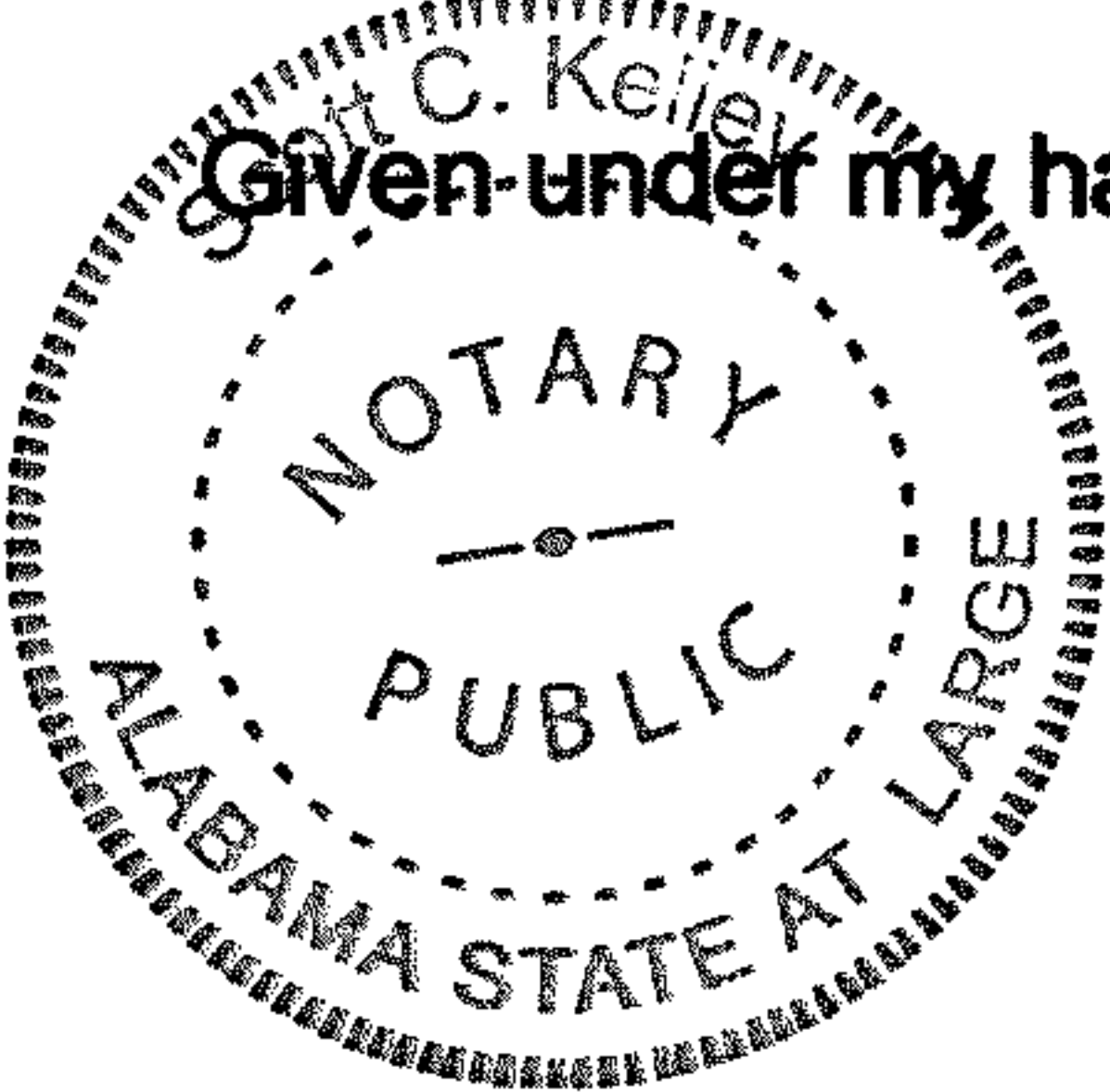
Florencio Santillan
Florencio Santillan

STATE OF ALABAMA)

Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Scott C. Kelley, a Notary Public in and for said County, in said State, hereby certify that **Jose Luis Santillan Sanchez**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the same date.



Given under my hand and official seal this 04 day of August, 2023.

Scott C. Kelley
NOTARY PUBLIC

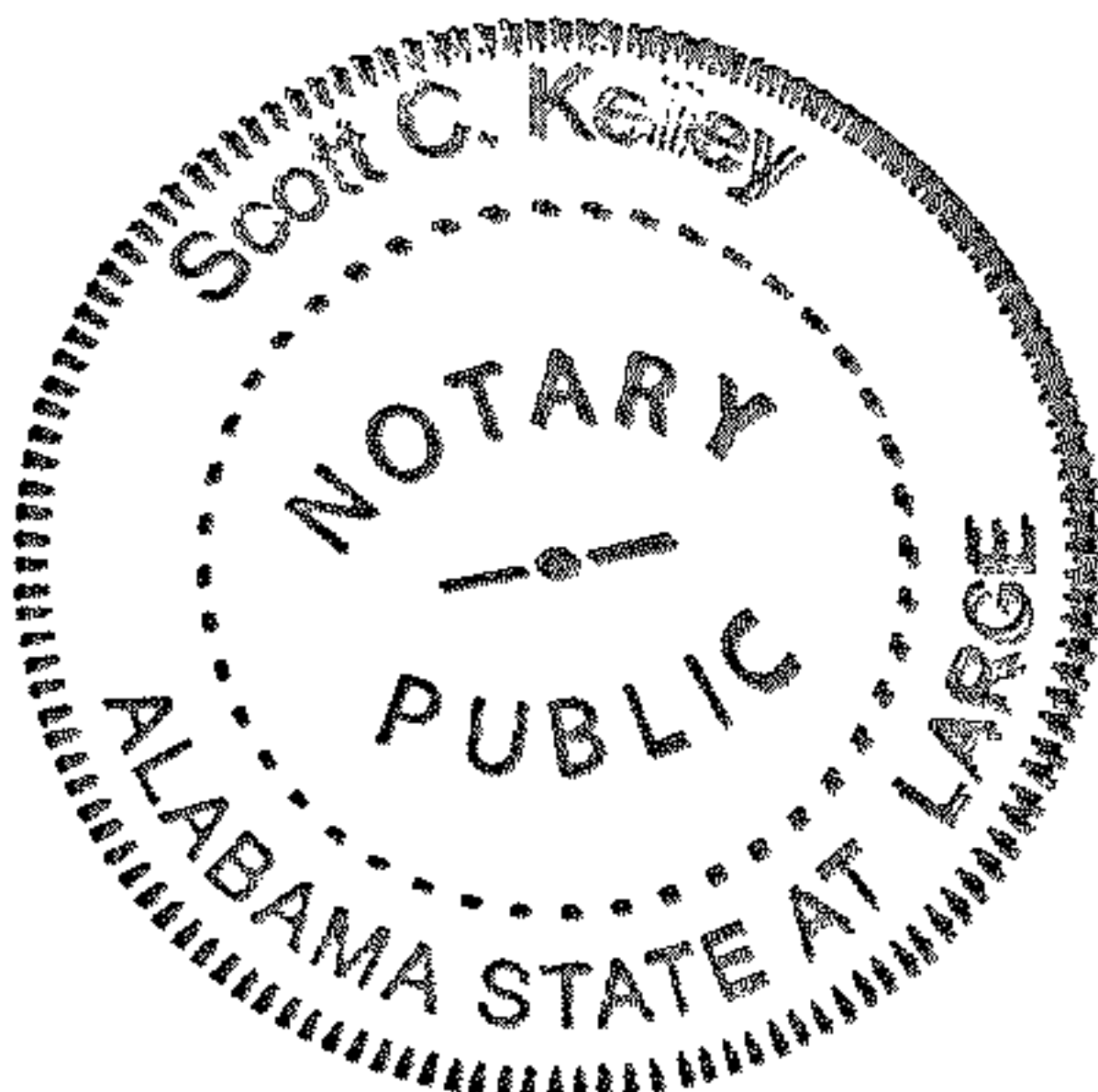
My Commission Expires: 12/19/2023

STATE OF ALABAMA)

Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Scott C. Kelley, a Notary Public in and for said County, in said State, hereby certify that **Florencio Santillan**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the same date.



Given under my hand and official seal this 04 day of August, 2023.

Scott C. Kelley
NOTARY PUBLIC

My Commission Expires: 12/19/2023

**THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330**

**This instrument was prepared from information and description furnished
by the parties. Title records were not furnished or examined.**

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

Grantor's Name Jose Sanchez and Florencio Santillan
 Mailing Address 5534 Highway 39
Chelsea, AL 35043

Grantee's Name Adelaido Martin and Irma Martin
 Mailing Address 515 Fulton Springs Rd
Alabaster, AL 35007

Property Address 1800 Hwy 77
Columbiana, AL 35051

Date of Sale 8/4/2023

Total Purchase Price \$120,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/25/2023 10:43:11 AM
 \$33.00 JOANN
 20230825000255860

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on Bill of Sale 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 8/4/23

Print Hannah Ellenburg

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one