

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 26th day of August, 2023
by first party: Martha Mendez, a single person
to second party: Riverside Property Management LLC
Whose address is: 1500 Hamilton Lane, Vestavia, AL, 35243

Witnesseth, That the said first party, for good consideration and for the sum of \$500.00 Five Hundred paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

Lot 38 according to the Final Plat of Narrows Reach Sector, Phase 2, as , recorded in Map Book 30 Pages 58A and 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to se the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-09755, as amended by Instrument recorded as Instrument #2000-17136, Instrument #2000-36696, Instrument #2001-38328, Instrument #20020905000424180, and Instrument #20021017000508250

Subject to Easements, Restrictions and Rights of way of record.

This deed was prepared without the benefit of a title exam.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 26th day of August, 2023.

Martha Lilia Mendez Sarios
Martha Mendez

State of Fl
County of Broward

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Martha Mendez whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance
s he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th of August A.D., 2023.

Donna

Notary Public

My Commission Expires: 01-30-2027

PREPARED BY: Parker Law Firm, LLC
Jeremy Lee Parker
1320 Alford Ave Ste 102
Birmingham, Alabama 35226
592 Reach



Verina All
Comm.: HH 355554
Expires: January 30, 2027
Notary Public - State of Florida

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

Grantor's Name	Martha Mendez	Grantee's Name	Riverside Property Management LLC
Mailing Address	2920 CASCADA ISLES WAY HOLLYWOOD FL 33024		1500 Hamilton Lane, Vestavia, AL, 35243
Property Address	592 Reach Dr Birmingham AL 35242	Date of Sale	August 26 th 2023
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$218,300.00 / \$109,150.00

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 to Already
☐ 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: AUGUST 26th, 2023

Print Martha Mendez

Sign: *Martha Filiana Mendez Paines*
 (Grantor/Grantee/Owner/Agent (circle one))

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/27/2023 03:34:07 PM
 \$246.50 BRITTANI
 20230927000289700

Allen S. Bayl