

This instrument was prepared by:

Rigoberto Serrano del Valle
445 Selma Rd
Montevallo, AL, 35115

Once recorded, return to:

Rigoberto Serrano del Valle
445 Selma Rd
Montevallo, AL, 35115



20231114000334020 1/5 \$91.00
Shelby Cnty Judge of Probate, AL
11/14/2023 11:32:15 AM FILED/CERT

This Space for Recorder's Use Only.

Alabama Quitclaim Deed

State of Alabama, County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

0.00 US Dollars (\$ 0.00) in hand, paid to

Rigoberto Serrano del Valle,

a married individual with an address of

445 Selma Rd, Montevallo, AL, 35115

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Rigoberto Serrano del Valle and Maria W Serrano,

a married couple with an address of

445 Selma Rd, Montevallo, AL, 35115

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 36 2 04 1 001 012 . 004

The property identified herein is **-OR-** is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Rigoberto Serrano del Valle

Address: 445 Selma Rd, Montevallo, AL, 35115





20231114000334020 2/5 \$91.00
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TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: *Rigoberto Serrano del Valle* Date: 11-14-23
Printed Name: Rigoberto Serrano del Valle

Grantor Signature: _____ Date: _____
Printed Name: _____

1st Witness Signature: _____ Date: _____
Printed Name: _____

2nd Witness Signature: _____ Date: _____
Printed Name: _____



20231114000334020 3/5 \$91.00
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NOTARY ACKNOWLEDGMENT

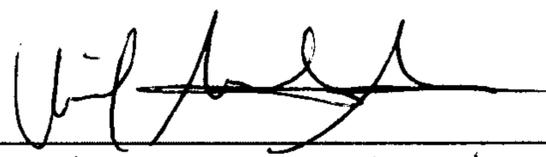
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama)
County of Shelby)

On 11/14/2023 before me, Rigoberto Serrano del Valle,
personally appeared Alabama Driver License,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature 

MY COMMISSION EXPIRES FEBRUARY 17, 2026

Printed Name Uriel Amador Arceo

My Commission Expires 02/17/2026

(Seal)



20231114000334020 4/5 \$91.00
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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 12 EAST, IN THE CITY OF MONTEVALLO, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EXTENSION OF THE WEST LINE OF SAID SECTION 28, 44.01 FEET; THENCE 85 DEGREES 41 MINUTES 34 SECONDS LEFT 179.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE 150.44 FEET TO THE WESTERLY RIGHT OF WAY ALABAMA HIGHWAY NO. 119, ALSO KNOWN AS SELMA STREET IN THE CITY OF MONTEVALLO, ALABAMA; THENCE 85 DEGREES 37 MINUTES 11 SECONDS RIGHT 99.61 FEET ALONG WITH SAID WESTERLY RIGHT OF WAY; THENCE 94 DEGREES 59 MINUTES 36 SECONDS RIGHT AND LEAVING SAID WESTERLY RIGHT OF WAY 150.57 FEET; THENCE 85 DEGREES 00 MINUTES 24 SECONDS RIGHT 97.99 FEET TO THE POINT OF BEGINNING, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 12 EAST, IDENTIFIED AS TRACT NO. 1 ON PROJECT NO. BR-458(6) IN SHELBY COUNTY, ALABAMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST DISTANCE OF 84.84 FEET TO THE NORTH PROPERTY LINE AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN TO BE CONVEYED; THENCE CONTINUE SOUTHERLY ALONG SAID EXISTING WEST RIGHT OF WAY LINE A DISTANCE OF 100.30 FEET TO A POINT THAT IS 24.44 FEET WESTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID STATE ROUTE 119 AT STATION 11 + 31.58 AND THE SOUTH PROPERTY LINE; THENCE WEST ALONG SAID SOUTH PROPERTY LINE A DISTANCE OF 15.58 FEET TO A POINT THAT IS 40 FEET WESTERLY OF AND AT RIGHT ANGLES TO SAID CENTERLINE AS STATION 11 + 33.53; THENCE NORTHERLY A DISTANCE OF 100.13 FEET TO A POINT THAT IS 40 FEET WESTERLY OF AND AT RIGHT ANGLES TO SAID CENTERLINE AS STATION 12 + 33.66 AND THE NORTH PROPERTY LINE; THENCE EAST ALONG SAID NORTH PROPERTY LINE A DISTANCE OF 15.54 FEET TO SAID EXISTING WEST RIGHT OF WAY LINE AND THE POINT OF BEGINNING, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

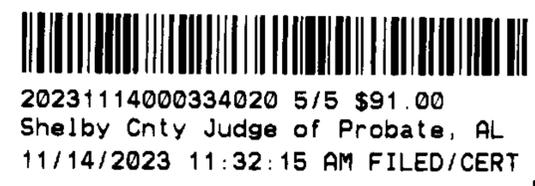
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ricardo Serrano
Mailing Address del valle
445 Selma Rd
Montevallo, AL 35115

Grantee's Name Maria M Serrano
Mailing Address 445 Selma Rd
Montevallo, AL 35115

Property Address 445 Selma Rd
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 113,190.00



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
- Sales Contract
- Closing Statement

Appraisal
 Other 1/2 \$ 56,590.00

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 11-14-2023

Print Uriel Amador Arceo

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)