

20240125000019610  
01/25/2024 11:28:37 AM  
QCDEED 1/3

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Juan Tinajero Avalos  
P.O. Box 1003  
Calera, AL 35040

STATE OF ALABAMA  
SHELBY COUNTY

}

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for TEN and 0/100 (\$10.00) DOLLARS and other good consideration, the receipt whereof is hereby acknowledged, the Grantor, **Christopher R. Smitherman, as Personal Representative of The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244** (hereinafter referred to as Grantor, whether one or more) hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS unto the Grantee, **Juan Tinajero Avalos** (hereinafter referred to as Grantee, whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 6, 7, 8, 9, 10, and 11 Block 71, according to the J. H. Dunstan's map of the town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

This deed is being recorded to perfect title.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF I sign my hand, this the 24<sup>th</sup> day of January, 2024.

**The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244**

By: 

**Christopher R. Smitherman**, Personal Representative

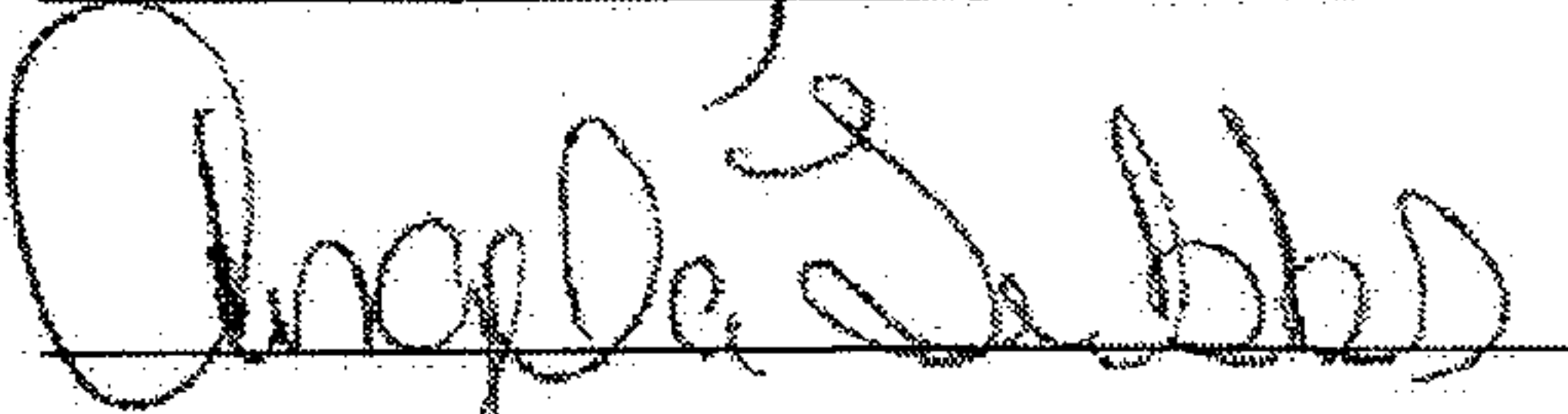
STATE OF ALABAMA  
SHELBY COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christopher R. Smitherman, as Personal Representative of **The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

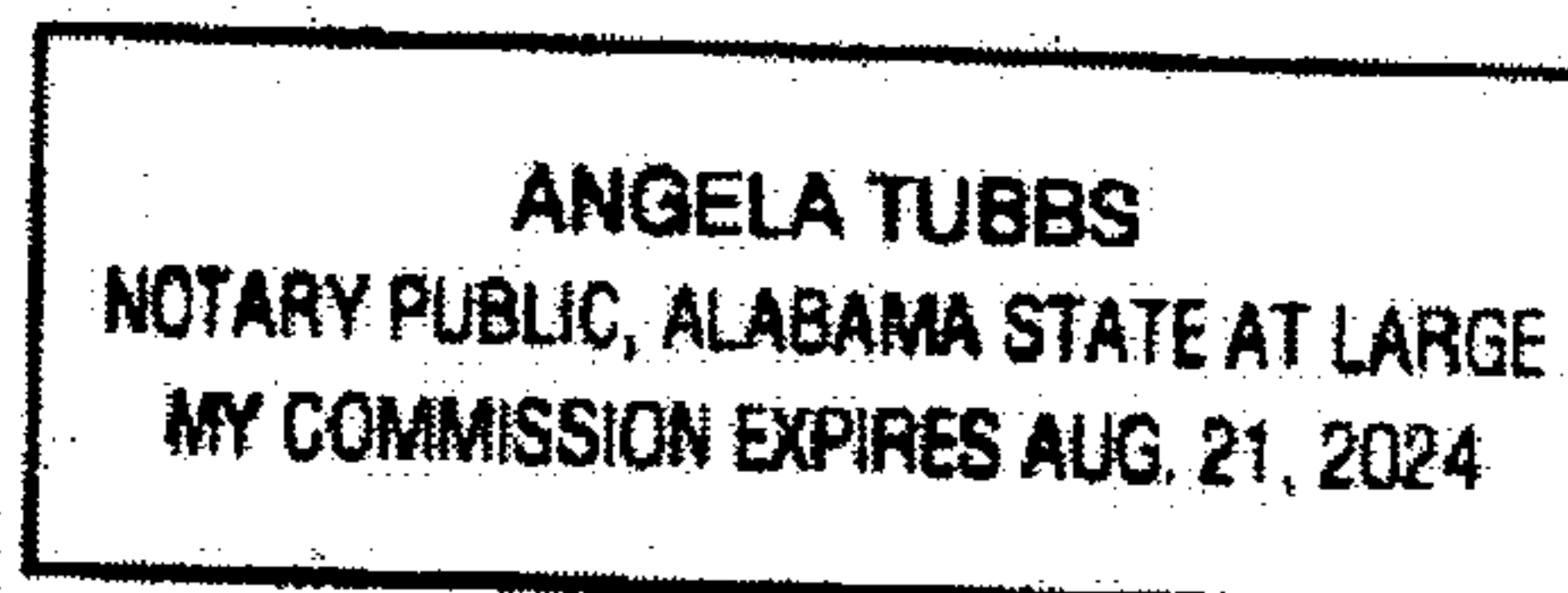
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24<sup>th</sup> day of

January, 2024



Notary Public

My Commission Expires: 8/21/24



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

Grantor's Name Christopher R. Smitherman, as Personal Representative of The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244

Grantee's Name Juan Tinajero Avalos

Mailing Address 25 West Street  
Montevallo, AL 35115

Mailing Address P.O. Box 1003  
Calera, AL 35040

Property Address 0 18<sup>th</sup> St.  
Calera, AL 35040

Date of Sale January 24, 2024

Total Purchase Price \$10.00

Or

Actual Value \$

Or

Assessor's Market Value \$ 98,070

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: No Tax Due-Deed being recorded to perfect title.

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 January 24, 2024

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
01/25/2024 11:28:37 AM  
\$29.00 JOANN  
20240125000019610

*Allen S. Bayl*

**FORM RT-1**