

**This Document Prepared By:**  
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**After Recording Send Tax Notice To:**  
Andrew Ryan Kabcenel, et al  
10 Monte Bello Lane  
Montevallo, AL 35115

Assessor's Parcel Number: 23 7 35 0 003 014.000

## **QUITCLAIM DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Andrew Ryan Kabcenel and Adrian A. Kabcenel, who acquired title incorrectly as Adrain A. Kabcenel, husband and wife, as joint tenants with right of survivorship, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: Andrew Ryan Kabcenel and Adrian A. Kabcenel, husband and wife, as joint tenants with right of survivorship, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 10 Monte Bello Lane, Montevallo, AL 35115

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

is homestead property of the said Grantor

is **NOT** homestead property of the said Grantor



PRO 73776885 QC101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated March 21, 2024 between Andrew Ryan Kabcenel and Adrian A. Kabcenel, who acquired title incorrectly as Adrain A. Kabcenel, husband and wife, as joint tenants with right of survivorship, as Seller(s) and Andrew Ryan Kabcenel and Adrian A. Kabcenel, husband and wife, as joint tenants with right of survivorship, as Purchaser(s).)

IN WITNESS WHEREOF, Andrew Ryan Kabcenel and Adrian A. Kabcenel have hereunto set my (our) hand(s) and seal(s), this 21<sup>st</sup> day of March, 2024.

[Signature]  
Andrew Ryan Kabcenel

[Signature]  
Adrian A. Kabcenel

General Acknowledgement

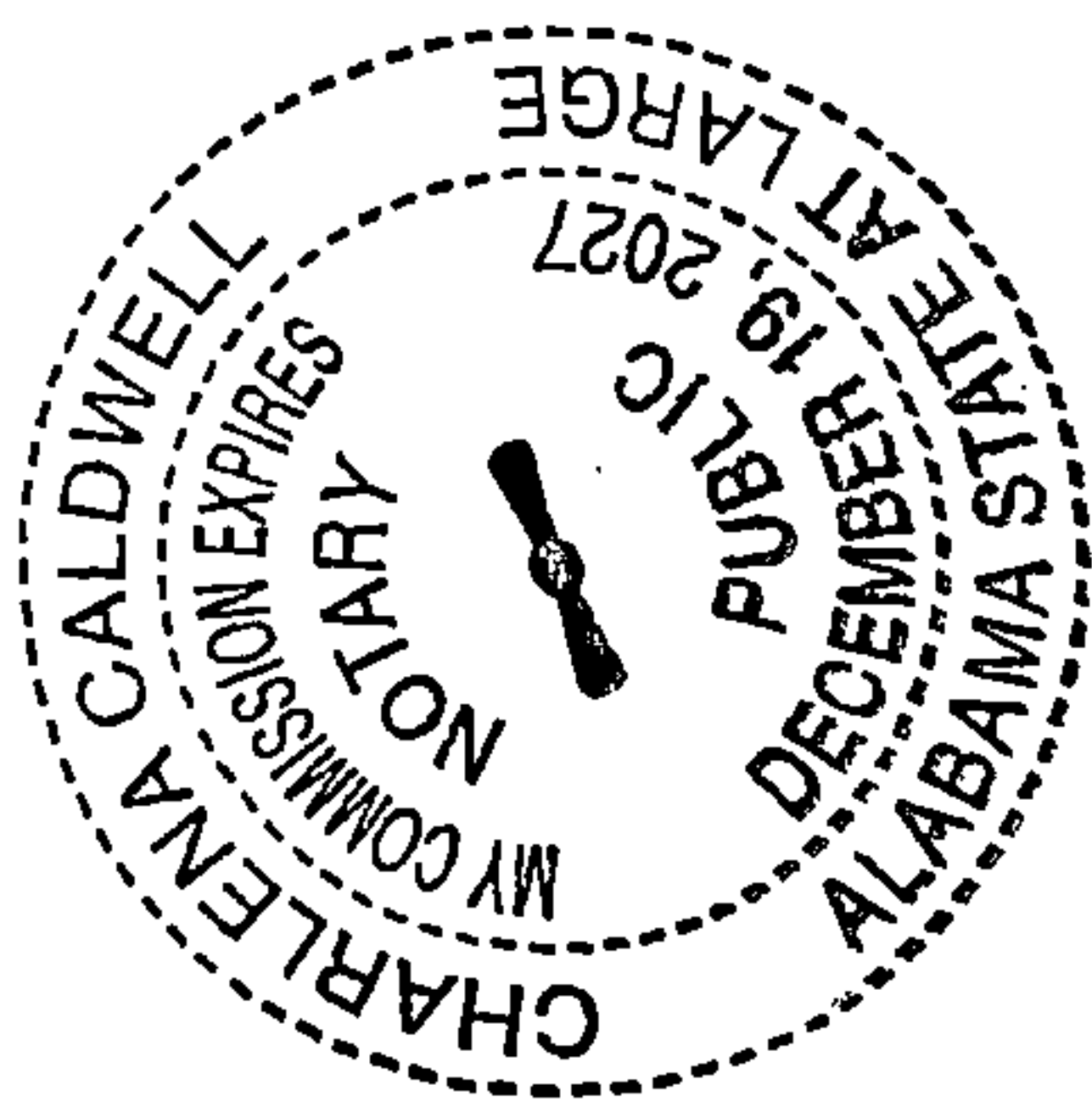
STATE OF Alabama )

COUNTY OF Shelby ) <sup>SS</sup>

I, Charlena Caldwell a Notary Public in and for said County, in said State, hereby certify that Andrew Ryan Kabcenel and Adrian A. Kabcenel, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 21<sup>st</sup> day of March, 2024



[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

CHARLENA CALDWELL  
My Commission Expires  
12/19/2027



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF SHELBY IN THE STATE OF AL

LOT 10, ACCORDING TO THE SURVEY TO MONTE BELLO, AS RECORDED IN MAP BOOK 6, PAGE 23, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Source of Title Ref.: Deed: Recorded March 16, 2018; Doc. No. 20180316000087780



PRO 73776885 QC101 01 0303

Real Estate Sales Validation Form

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

Grantor's Name Andrew Ryan Kabcenel and
Mailing Address Adrian A. Kabcenel
10 Monte Bello Lane
Montevallo, AL 35115

Grantee's Name Andrew Ryan Kabcenel and
Mailing Address Adrian A. Kabcenel
10 Monte Bello Lane
Montevallo, AL 35115

Property Address 10 Monte Bello Lane
Montevallo, AL 35115

Date of Sale 3/21/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 241,785.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2024 12:52:36 PM
\$273.00 PAYGE
20240326000081850



Alvin S. Byrd

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 3-21-24

Print Andrew Ryan Kabcenel Adrian Kabcenel

Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1