

Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax notice to:
Juan Pablo Ascencio Alvizo
Alejandra Guadalupe Hernandez
104 Blossom Street
Montevallo, AL 35115

QUIT CLAIM DEED

WITHOUT BENEFIT OF TITLE INSURANCE AT GRANTORS' and GRANTEES' REQUEST. ATTORNEY MAKES NO CERTIFICATION OF TITLE STATUS OF PROPERTY.

STATE OF ALABAMA §
 KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a payment of \$70,000.00 (seventy thousand dollars), the undersigned Grantor MIGUEL ANGEL RAMIREZ CORTEZ, a single man (subject property is not the homestead of the Grantor), does grant, bargain, sell, quit claim, and convey, unto JUAN PABLO ASCENCIO ALVIZO and ALEJANDRA GUADALUPE HERNANDEZ, as Joint Tenants, any and all interests, at law, or in equity, the real estate described below situated in Shelby County, Alabama.

PROPERTY DESCRIPTION: LOT 2, ACCORDING TO THE SURVEY OF MORENO FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 53, PAGE 90 IN YHE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.

PHYSICAL ADDRESS: 104 Blossom Street, Montevallo, AL 35115

Parcel ID: 26-1-02-0-001-014.001

To have and to hold unto the said Grantee, their heirs and assigns forever.

Shelby County, AL 04/02/2024
State of Alabama
Deed Tax: \$70.00



20240402000089990 2/3 \$98.00
Shelby Cnty Judge of Probate, AL
04/02/2024 09:26:58 AM FILED/CERT

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns; that I will convey any and all interests I have or may have at law or in equity of the above aforementioned property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of March, 2024.

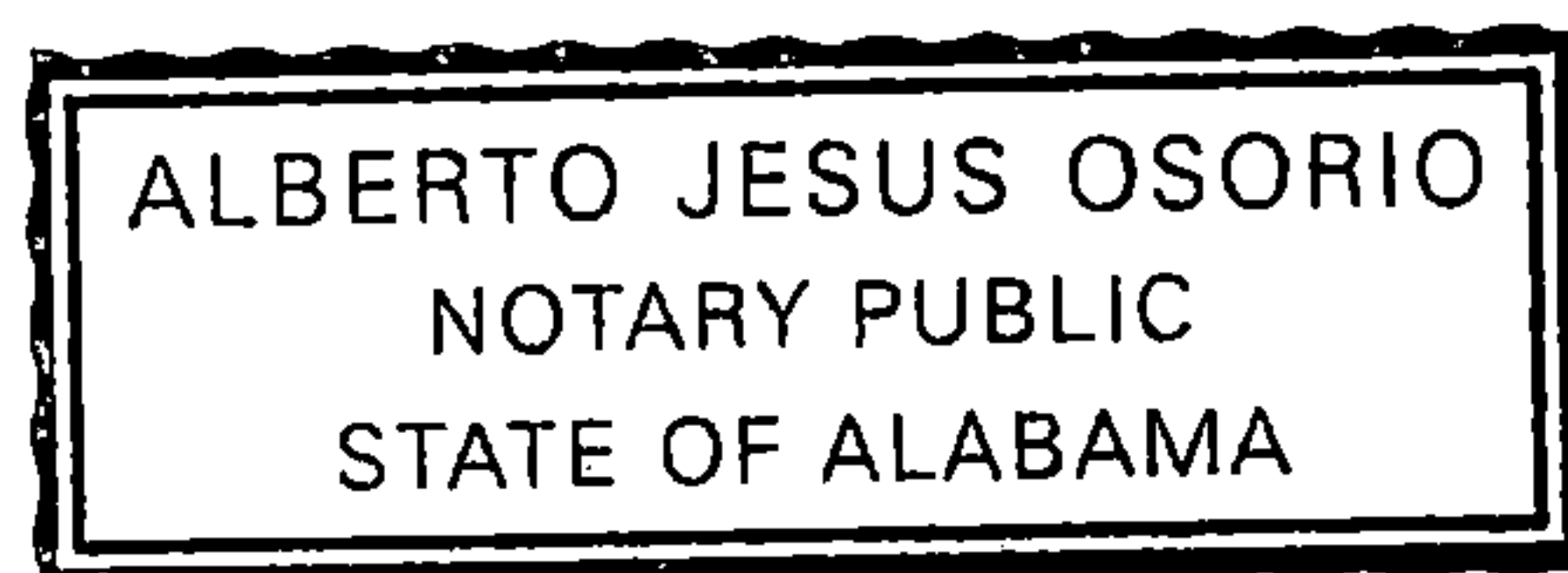

Miguel Angel Ramirez-Cortez (Grantor)

STATE OF ALABAMA §

COUNTY OF SHELBY §

I, the undersigned, a Notary Public in and for said County, in said state at large, hereby certify that MIGUEL ANGEL RAMIREZ CORTEZ, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/ she has executed the foregoing conveyance.

Given under my hand and official seal, this the 28th day of March, 2024.




NOTARY PUBLIC

Name: Albert J. Osorio

My Commission Expires: 7/23/25

End of Document.

Real Estate Sales Validation Form

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

Grantor's Name Miguel Angel Ramirez Cortez

Mailing Address 104 Blossom Street
Montreal, AL 35115

Grantee's Name Juan Pablo Ascarzio Aluiz

Mailing Address Alston and Guadalupe Hernandez
104 Blossom Street
Montreal, AL 35115

Property Address 104 Blossom Street
Montreal, AL 35115

Date of Sale 3/28/24

Total Purchase Price \$ 70,000

or

Actual Value

\$

or

Assessor's Market Value \$

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

Deed

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

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 _____

Print ALBERT OSORIO

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1