

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 27TH day of September, 2024
by first party: MARCOS NUNES DINIZ AND WIFE, JOSELIA P DINIZ
to second party: MARCOS NUNES DINIZ, JOSELIA P DINIZ AND ADONEY
DA SILVA BARROS
Whose address is: 224 ROWNTREE PATH, HELENA, AL 35080

Witnesseth, That the said first party, for good consideration and for the
sum of \$10.00 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 361, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE III,
AS RECORDED IN MAP BOOK 39, PAGE 123, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

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

SUBJECT TO MORTGAGE FILED 4-19-18 IN INSTRUMENT #20180419000131970

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION
OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE
CONDITION OF TITLE BY THE PREPARER HEREOF.

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

Dated this 27TH day of SEPTEMBER, 2024.



MARCOS NUNES DINIZ



JOSELIA P DINIZ

State of ALABAMA

County of JEFFERSON

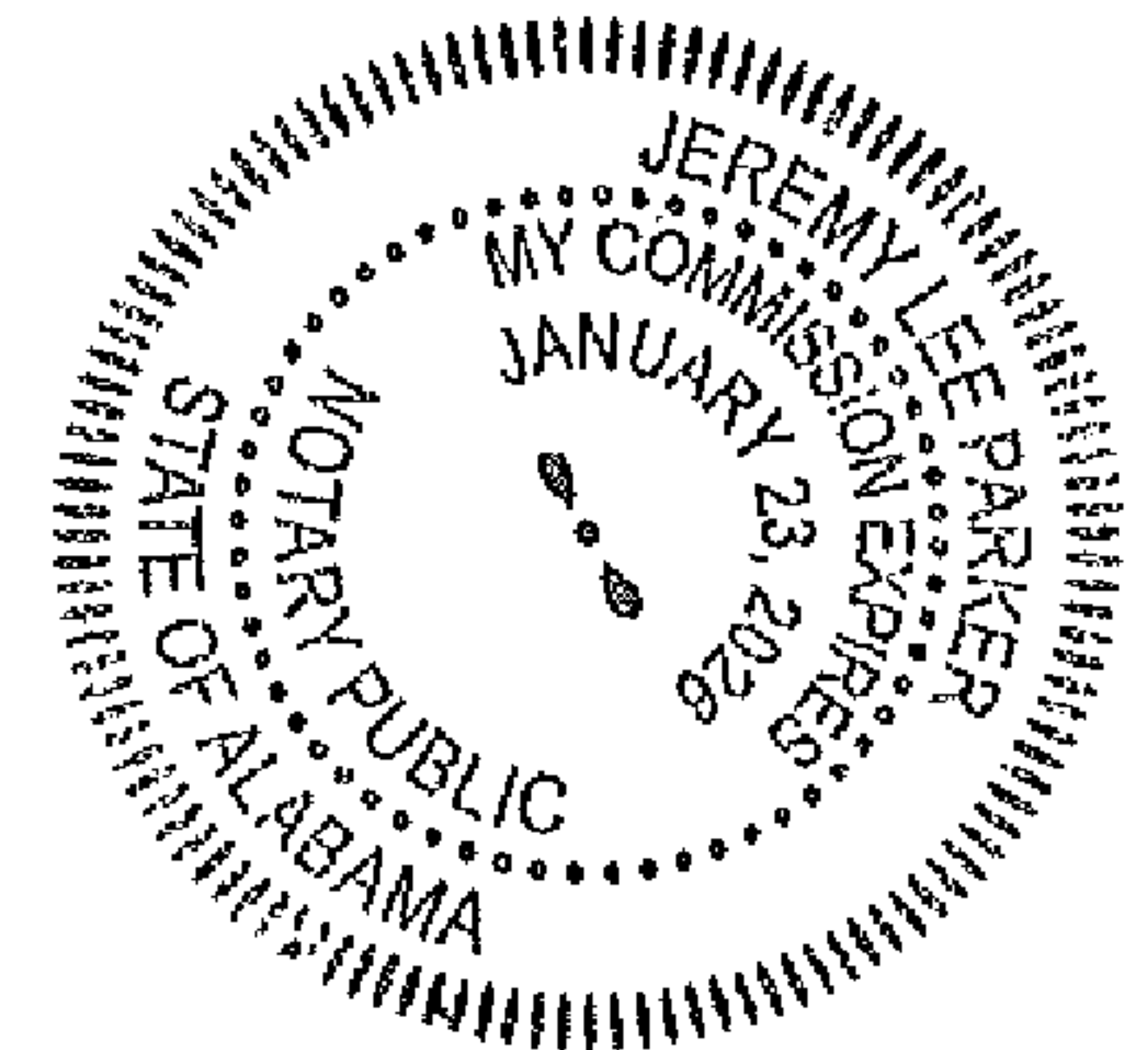
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MARCOS NUNES DINIZ AND JOSELIA P DINIZ whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance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

Given under my hand and official seal this 27th day of SEPTEMBER A.D., 2024



Notary Public
My Commission Expires: 1-23-26

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



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | MARCOS NUNES DINIZ AND JOSELIA P DINIZ | Grantee's Name | MARCOS NUNES DINIZ, JOSEIA P DINIZ AND ADONEY DA SILVA BARROS |
| Mailing Address | 224 ROWNTREE PATH HELENA AL 35080 | | 224 ROWNTREE PATH HELENA AL 35080 |
| Property Address | 224 ROWNTREE PATH HELENA AL 35080 | Date of Sale | SEPTEMBER 26 2024 |
| | | Total Purchase Price | \$ |
| | | Or | |
| | | Actual Value | \$ |
| | | Or | |
| | | Assessor's Market Value | \$433,500.00 144,500.00 |

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 own 20180419000131960
☐ 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.

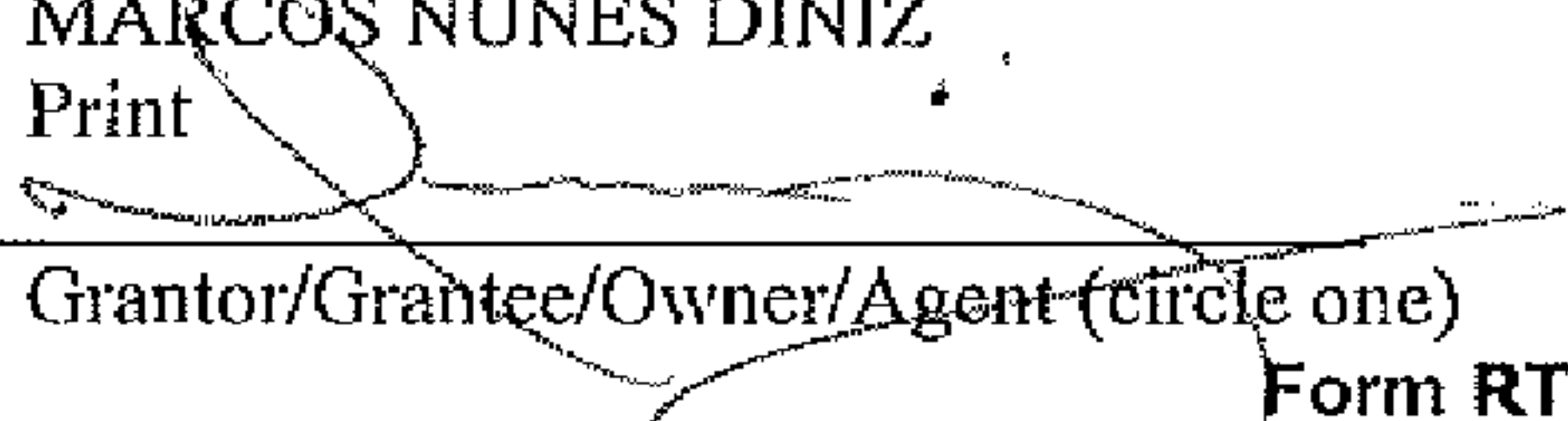
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

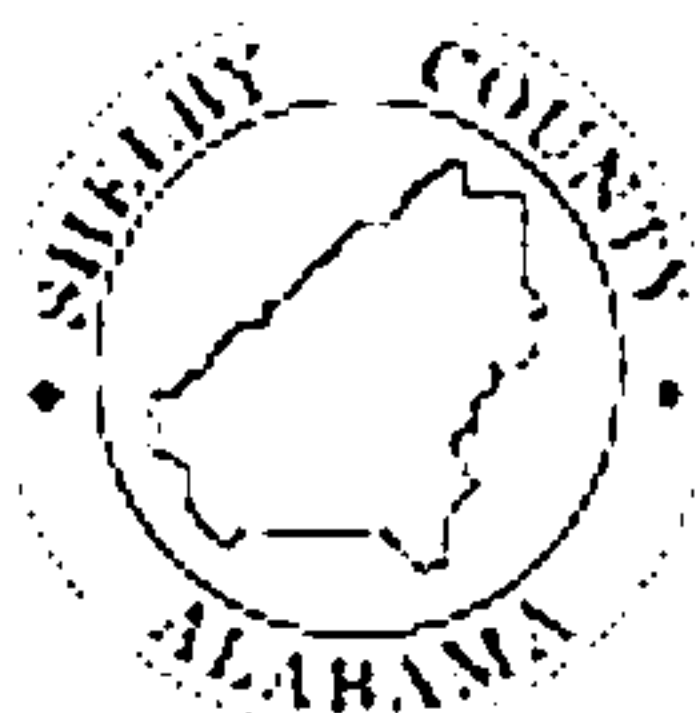
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: SEPTEMBER 26 2024

(verified by)

MARCOS NUNES DINIZ
 Print
 Sign: 
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2024 08:24:33 AM
\$173.50 JOANN
20240930000303600

Allen S. Bayl