

Instrument Prepared By:
Gonzalez Law Firm, LLC
128 1st Street South
Alabaster, AL 35007

Send Tax Notice To:
Marco A. Gonzalez
128 1st Street South
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20241003000310620 1/3 \$174.00
Shelby Cnty Judge of Probate, AL
10/03/2024 02:36:04 PM FILED/CERT

KNOWN ALL MEN BY THESE PRESENTS, That in consideration of \$100.00 (One Hundred Dollars) and other considerations, in hand paid to the undersigned Grantors, Jose B. Gonzalez, an unmarried person, and Marco A. Gonzalez, an unmarried person (hereafter "Grantors"), by Marco A. Gonzalez, an unmarried person (hereafter "Grantee"), the receipt of which is hereby acknowledged, we, as Grantors, do hereby grant, bargain, sell, and convey unto the Grantee all of our right, title, and interest in the following described real estate and improvements situated in Shelby County, Alabama, to wit:

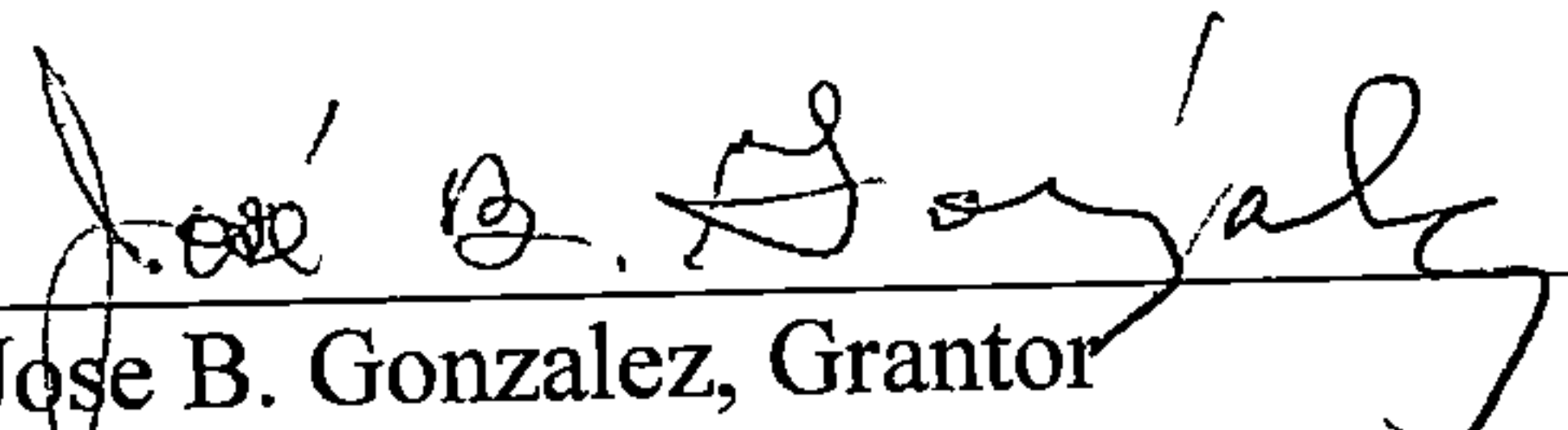
LOT 20, in Block 2, according to the Survey of Parker Subdivision, as recorded in Map Book 5, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

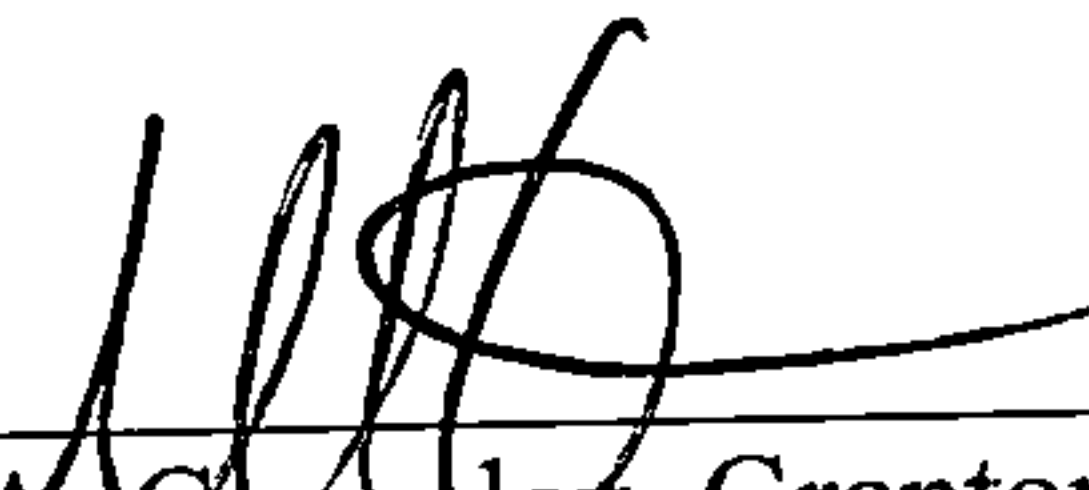
Property Address: 300 Cove Road, Wilsonville, AL 35186-7041.

Subject to any existing easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said grantors, Jose B. Gonzalez and Marco A. Gonzalez, have hereunto subscribed their names on this the 3rd day of October 2024.


Jose B. Gonzalez, Grantor


Marco A. Gonzalez, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Jose B. Gonzalez and Marco A. Gonzalez, whose names are signed to the foregoing quitclaim deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the quitclaim deed, they executed the foregoing quitclaim deed.

Shelby County, AL 10/03/2024
State of Alabama
Deed Tax: \$146.00

Given under my hand and official seal, this the 3rd day of October, 2024

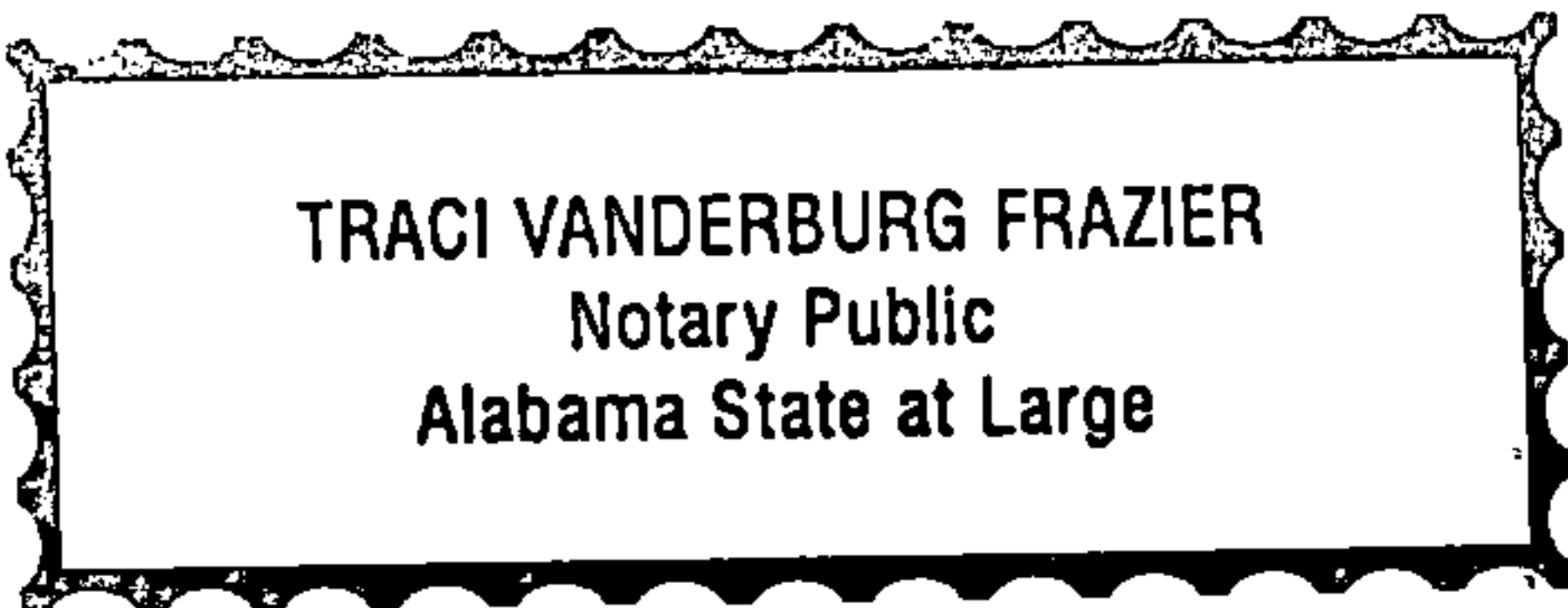
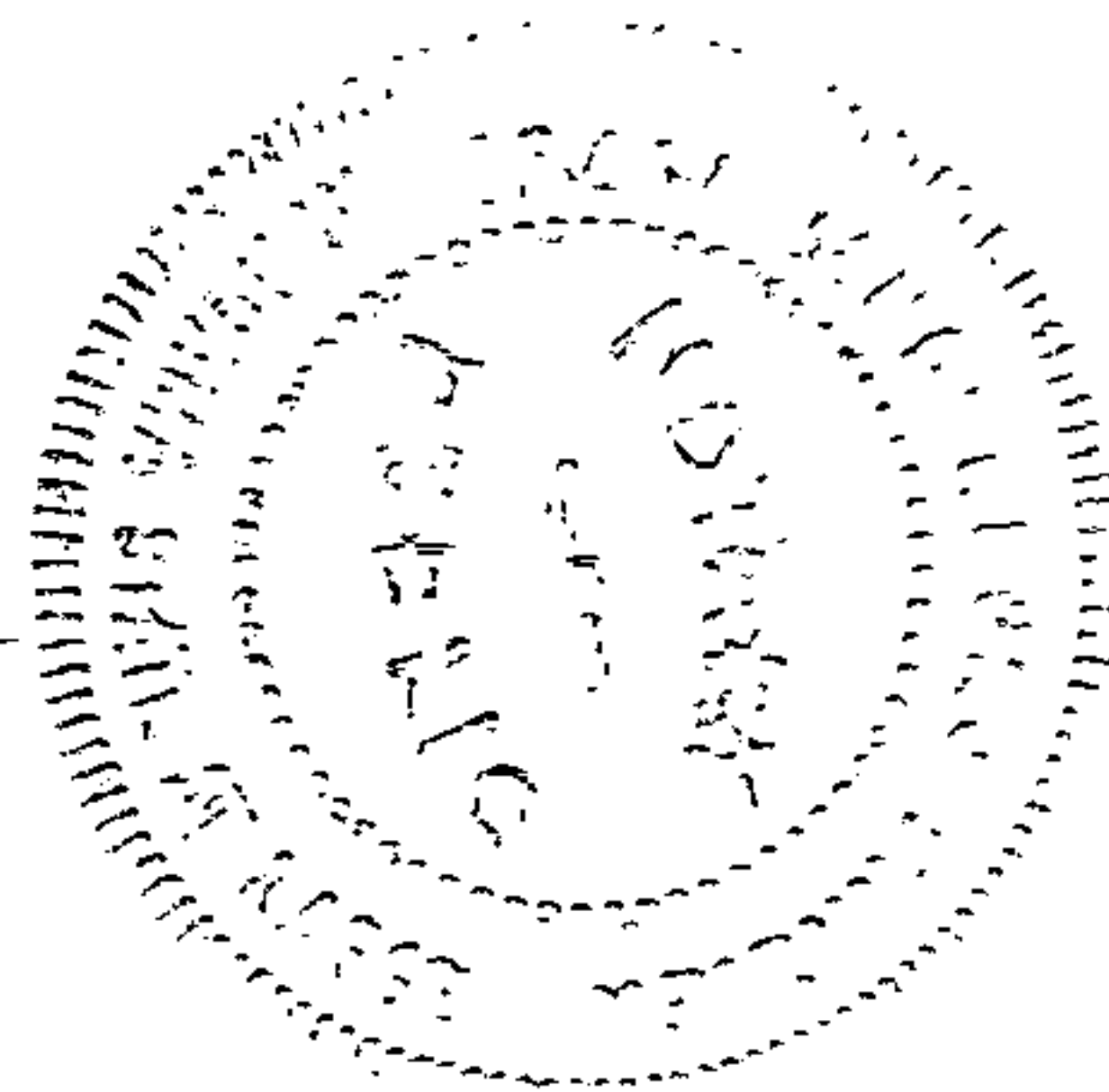
Traci Vandenburg Frazier

Notary Public

My Commission Expires: 11-01-2026



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Shelby Cnty Judge of Probate, AL
10/03/2024 02:36:04 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Jose B. Gonzalez / MARCO A. GONZALEZ
Mailing Address 128 1st Street South
ALABASTER AL 35007

Grantee's Name MARCO A. GONZALEZ
Mailing Address 128 1st Street South
ALABASTER AL 35007

Property Address 300 Cove Road
Wilsonville AL 35186

Date of Sale 10-03-2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 291,230



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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 TAX APPRAISAL
1/2 AMOUNT 145,615

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 10-03-2024

Print MARCO A. GONZALEZ

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1