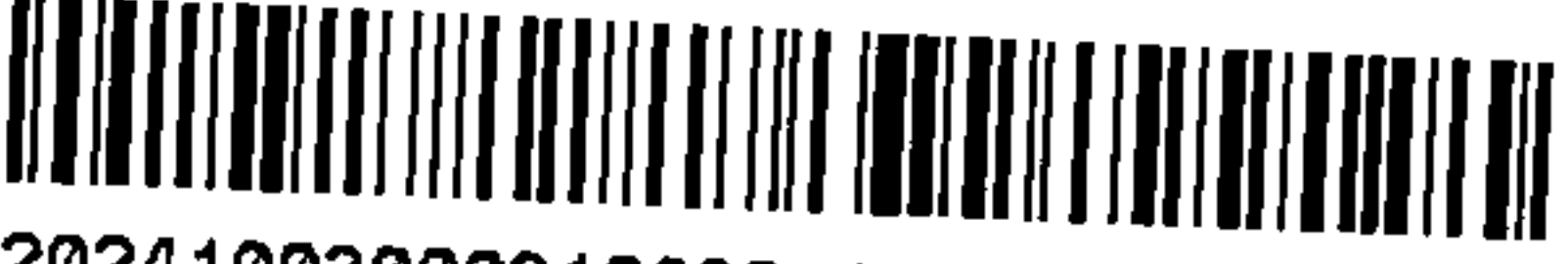


Instrument Prepared By:
Gonzalez Law Firm, LLC
128 1st Street South
Alabaster, AL 35007

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

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20241003000310630 1/3 \$294.50
Shelby Cnty Judge of Probate, AL
10/03/2024 02:36:05 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 MB, L.L.C., a company, (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:

A parcel of land situated in the NE 1/4 of the NE 1/4 of section 2, Township 21 South, Range 3 West Shelby County, Alabama being more particularly described as follows:

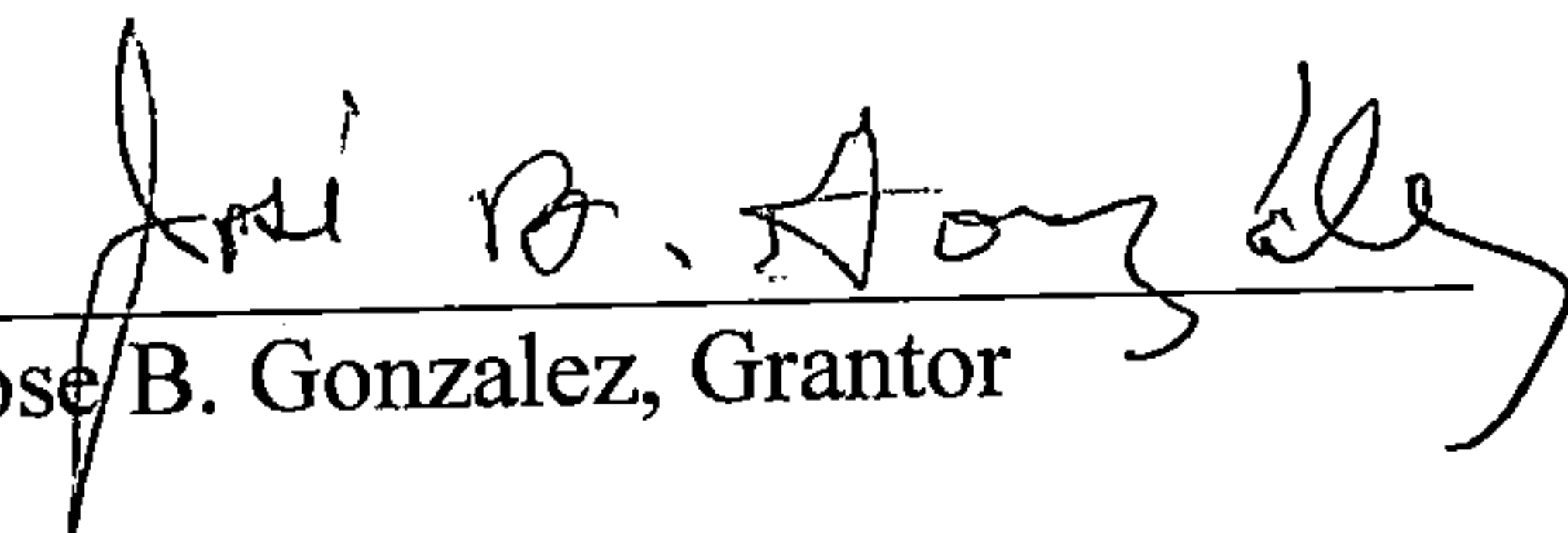
Commence at the NE corner of said Section 2; thence West along the North line of said 1/4-14 section a distance of 962.79 feet; thence left 84° 05' 32" and run in a Southwesterly direction a distance of 298.35 feet (279.0 feet deed) to the point of beginning; thence continue along the last described course a distance of 50.00 feet (Deed), thence left 88° 52' 40" and run in a Southeasterly direction a distance of 97.12 feet to a point lying on the Westerly Row line of U.S. Highway No. 31 (90 foot Row); thence left 90° 58' 19", and run in a Northeasterly direction along said Row line a distance of 50.0 feet (Deed); thence leaving said Row line left 97.24 feet to the point of beginning.

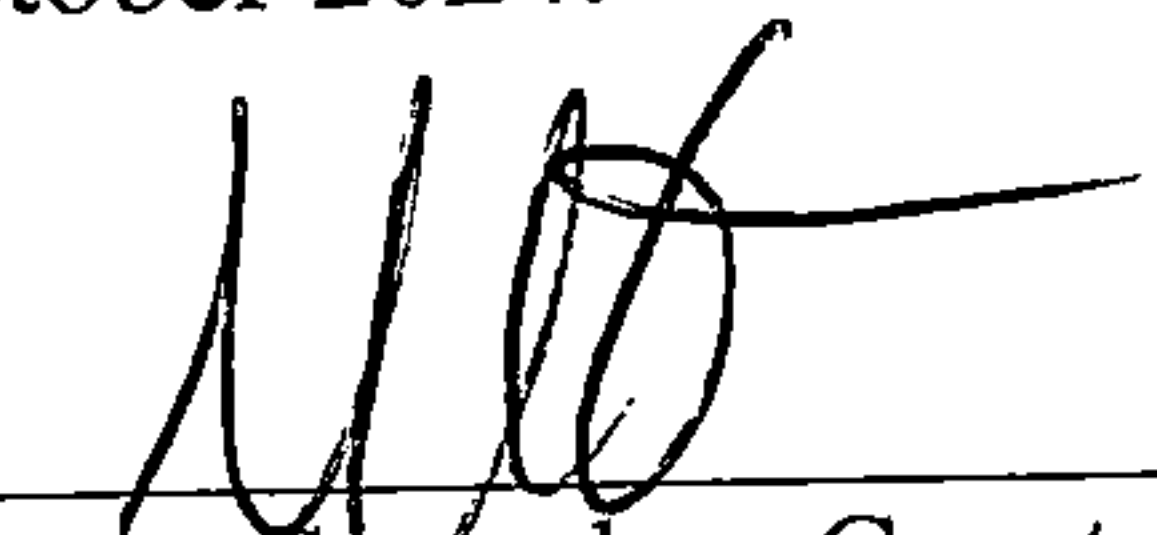
Which has the address of 128 & 130 1st Street South, Alabaster, Alabama 35007.

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

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

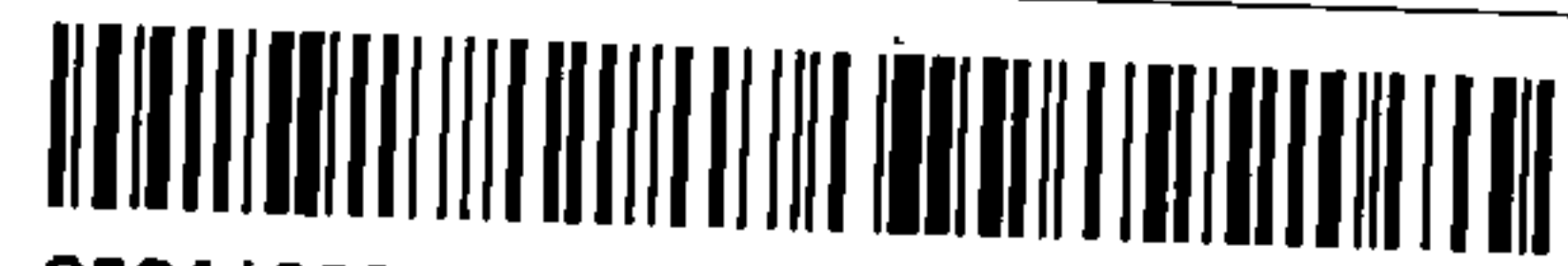
IN WITNESS WHEREOF, the said grantors, Jose B. Gonzalez and Marco A. Gonzalez, have hereunto subscribed their names on this the 3rd day of October 2024.


Jose B. Gonzalez, Grantor


Marco A. Gonzalez, Grantor

Shelby County, AL 10/03/2024
State of Alabama
Deed Tax: \$266.50

STATE OF ALABAMA)
COUNTY OF SHELBY)



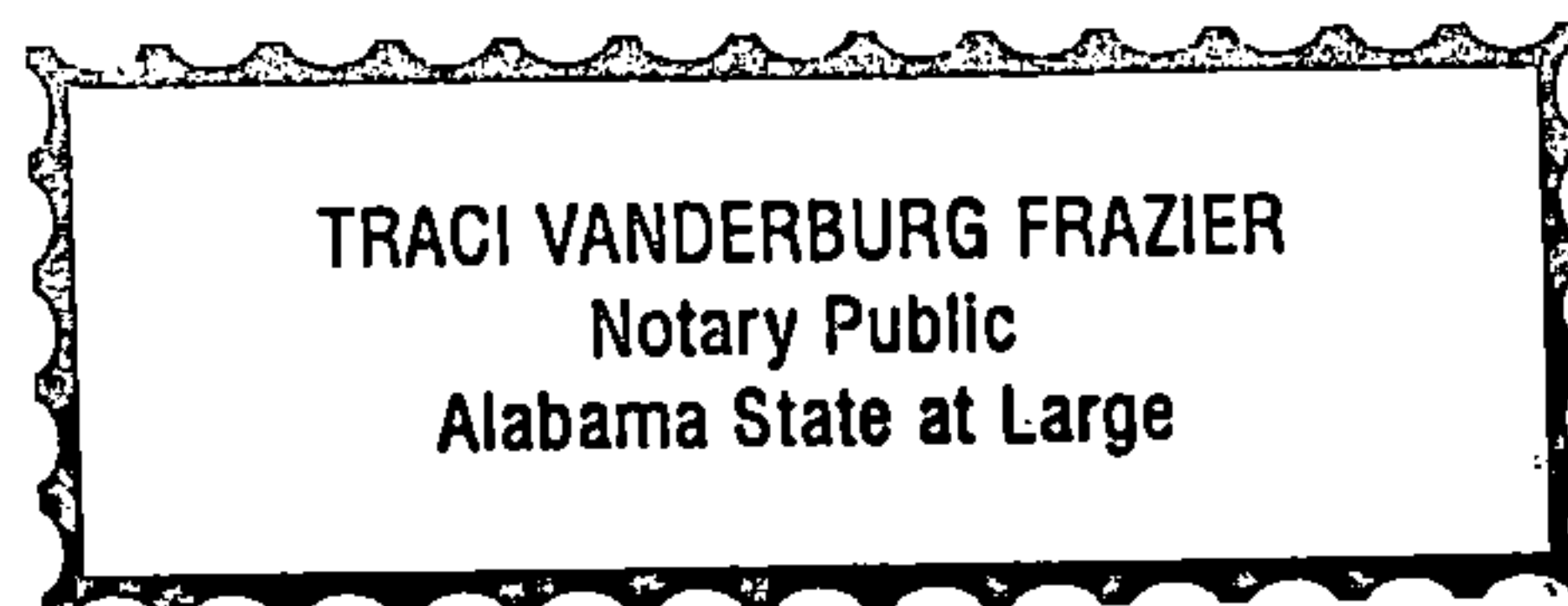
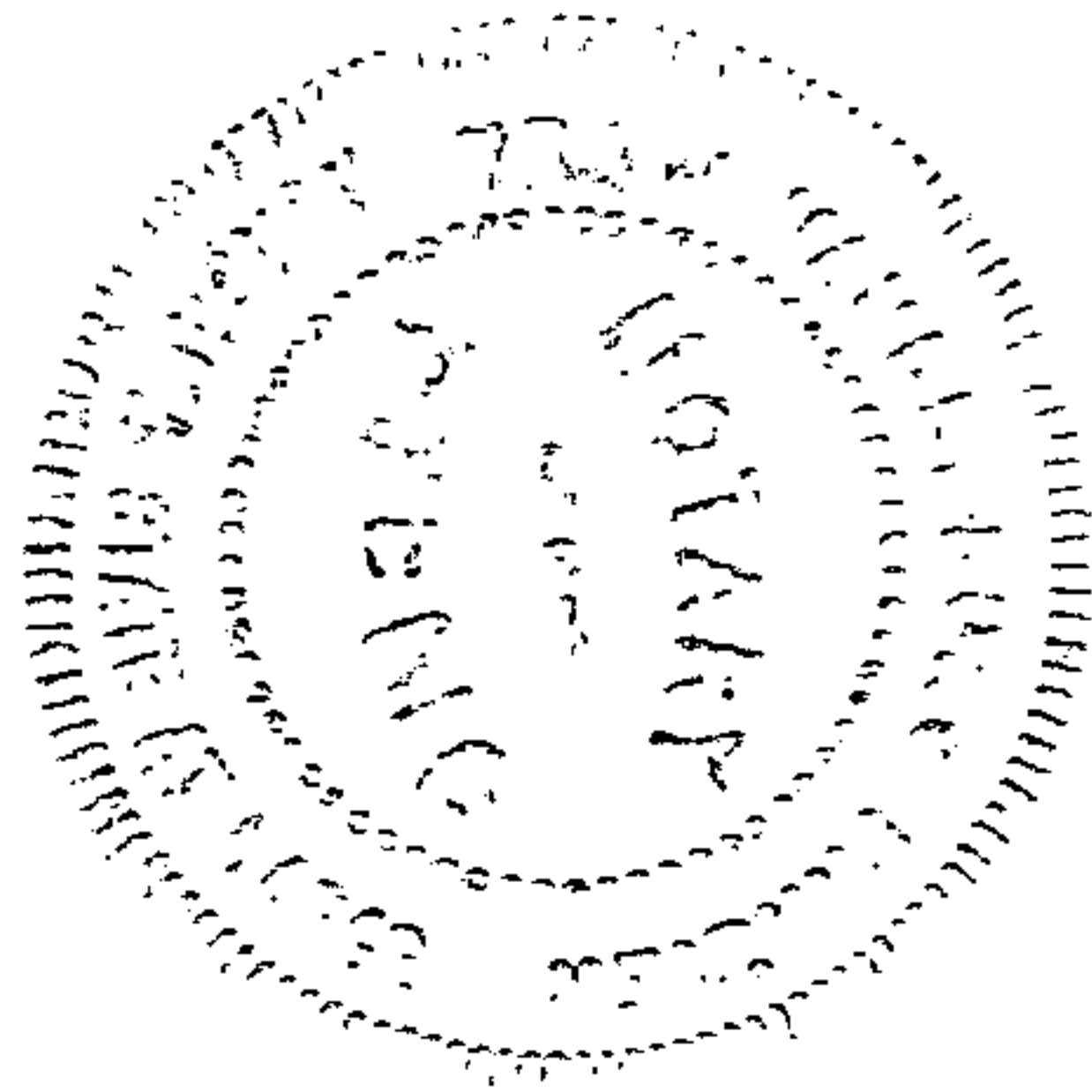
20241003000310630 2/3 \$294.50
Shelby Cnty Judge of Probate, AL
10/03/2024 02:36:05 PM FILED/CERT

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.

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

Traci Vanderburg Frazier
Notary Public

My Commission Expires: 11-01-2026



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 128 1st St. South
Alabaster AL 35007

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

or
Actual Value \$

or
Assessor's Market Value \$ 266,190



20241003000310630 3/3 \$294.50
Shelby Cnty Judge of Probate, AL
10/03/2024 02:36:05 PM FILED/CERT

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

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

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1