

THIS INSTRUMENT PREPARED BY:
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(205) 383-1875

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA)
) **QUIT CLAIM DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in valuable consideration of Ten Dollars and no cents (\$10.00), the undersigned **GUILLERMO FERNANDEZ**, a married man, and **SHEILA STEPHENS**, a married woman, (hereinafter referred to as "GRANTORS"), hereby **REMISES, RELEASES, QUIT CLAIMS, GRANTS, SELLS, AND CONVEYS** the following interests in the property as identified and described below to **GUILLERMO FERNANDEZ ROMAN** and **SHEILA L. STEPHENS** as Trustees of **THE GUILLERMO FERNANDEZ ROMAN AND SHEILA L. STEPHENS REVOCABLE LIVING TRUST**, (hereinafter referred to as "GRANTEE") in fee simple. Said interest pertains to, their rights, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The North 1/2 of Lot 3, in Block 2, Nickerson's Survey on Helena Road, according to Map as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to current mortgage which has been previously filed.

Guillermo Fernandez and Guillermo Fernandez Roman are one and the same.

TO HAVE AND TO HOLD to said GRANTEE, in fee simple, forever.

Grantee's Address (and send tax notice to): Guillermo Fernandez Roman and Sheila Stephens
715 1st Avenue West
Alabaster, AL 35007

Given under my hand and seal, this the 10th day of OCTOBER, 2024.

 (GRANTOR)
GUILLERMO FERNANDEZ

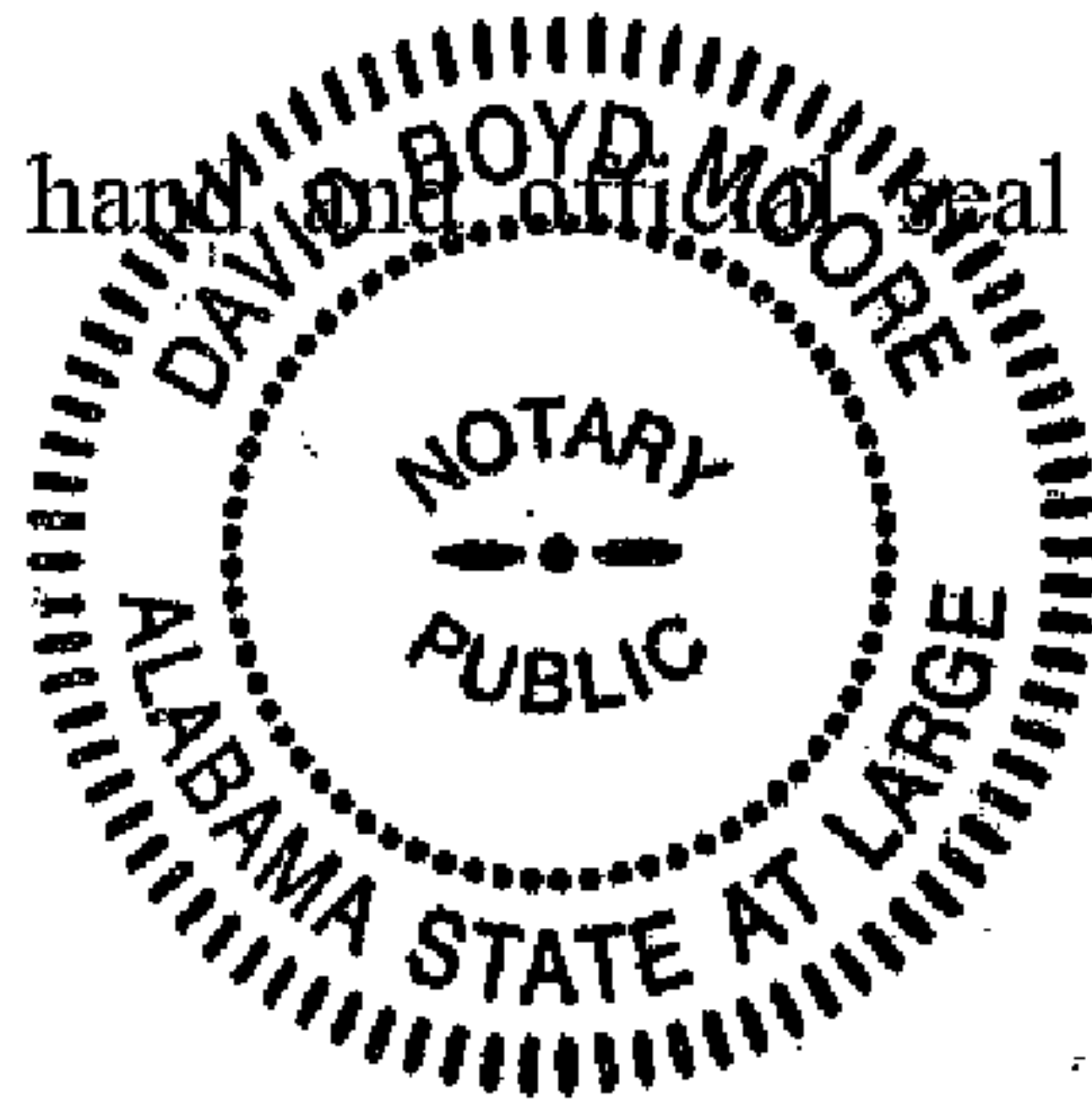
 (GRANTOR)
SHEILA STEPHENS

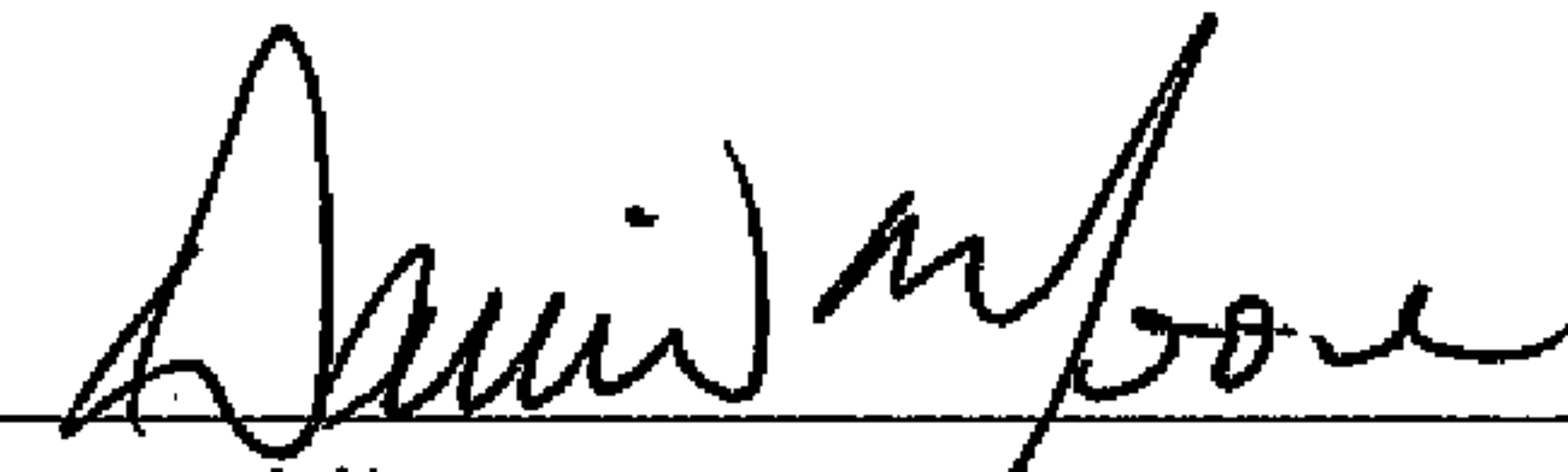
STATE OF ALABAMA
JEFFERSON COUNTY

) ACKNOWLEDGMENT
)

I, DAVID MOORE, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GUILLERMO FERNANDEZ**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of OCTOBER, 2024.



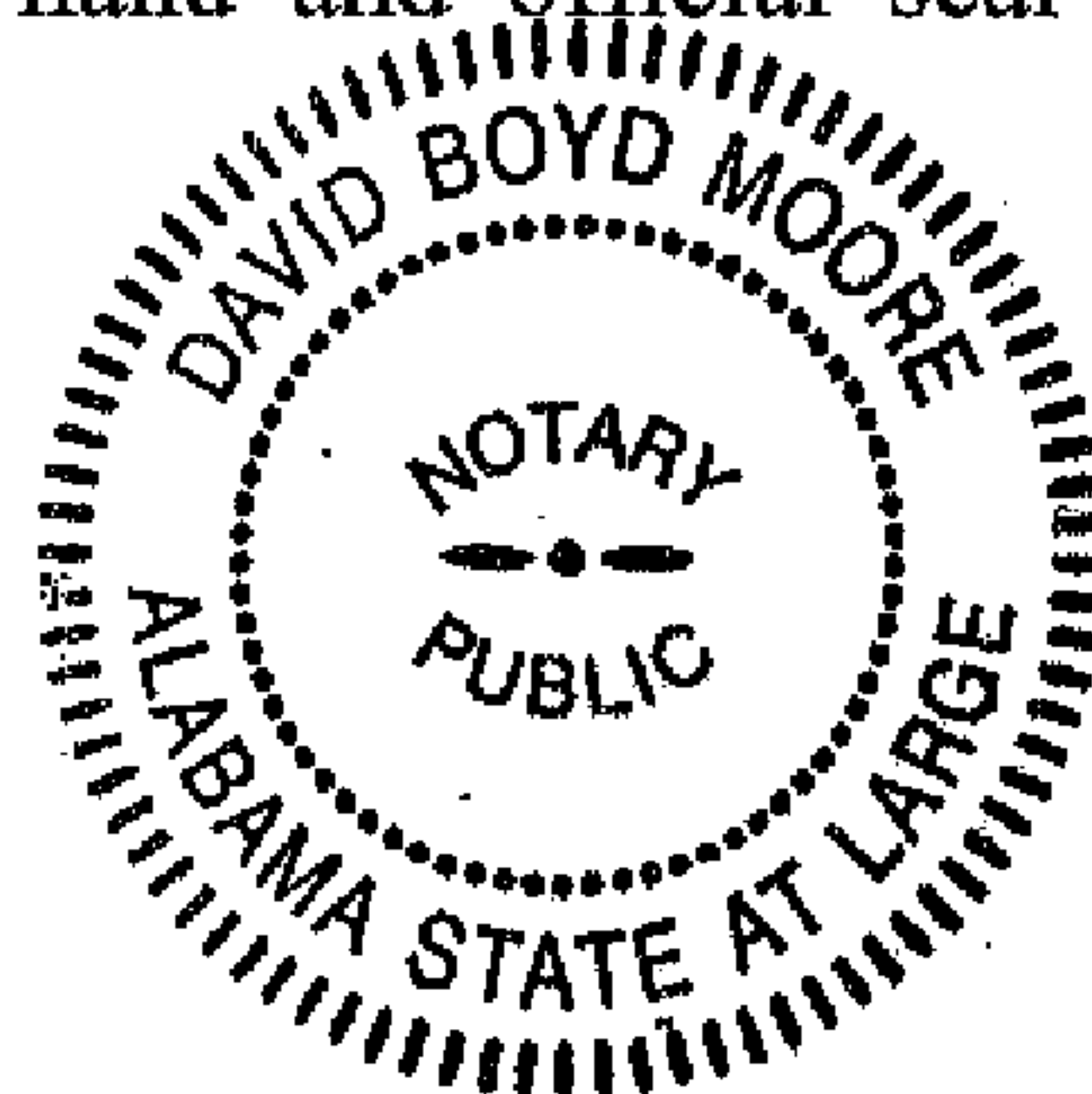

 Notary Public
 My Commission Expires: 8-30-2026

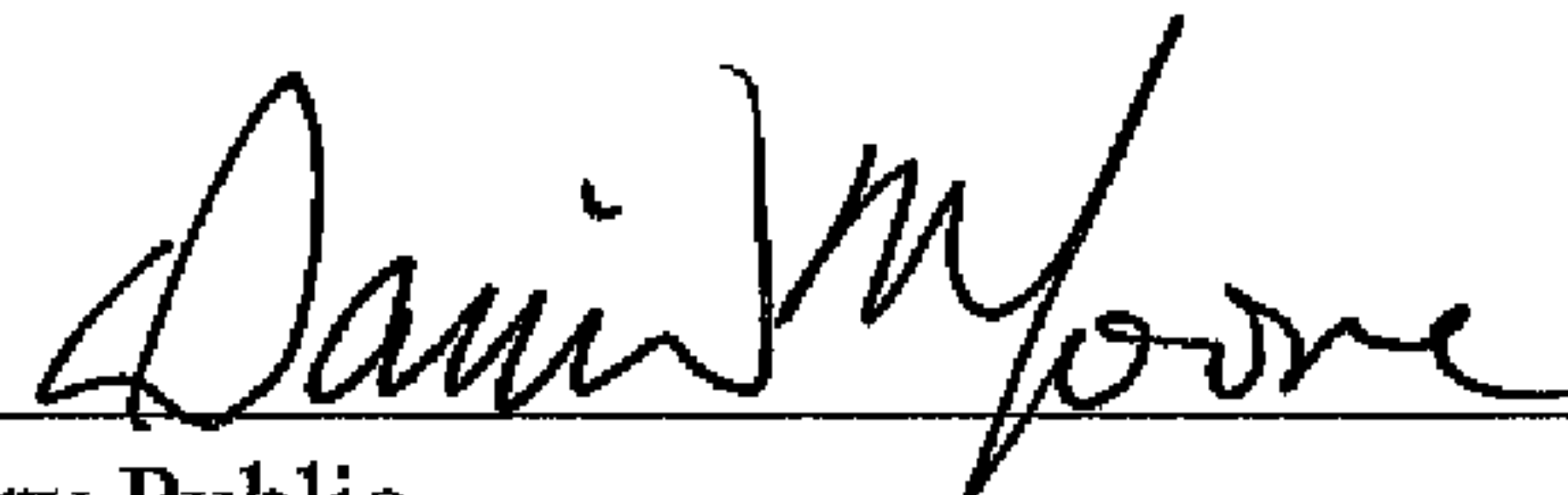
STATE OF ALABAMA
JEFFERSON COUNTY

) ACKNOWLEDGMENT
)

I, DAVID MOORE, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHEILA STEPHENS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of OCTOBER, 2024.




 Notary Public
 My Commission Expires: 8-30-2026

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name GUILLERMO FERNANDEZ & SHEILA STEPHENS
 Mailing Address 715 1ST AVENUE WEST
ALABASTER, AL 35007

Grantee's Name Guillermo Fernandez & Sheila Stephens
as Trustees of The Guillermo Fernandez
 Mailing Address Roman & Sheila L. Stephens Revocable
Living Trust

Property Address 715 1ST AVENUE WEST
ALABASTER, AL 35007

Date of Sale 10/10/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$163,230.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/25/2024 08:26:24 AM
 \$194.50 PAYGE
 20241025000334280

Allen 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 ☐ Appraisal
☐ Sales Contract ☒ Other TAX ASSESSOR'S APPR. VALUE
☐ 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 10/10/24

Print DAVID MOORE

☐ Unattested

Sign *David Moore*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1