

STATE OF ALABAMA)

COUNTY OF SHELBY)

***Assessor's Market Value \$16,900**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT ELISABETH S. COMPTON, an unmarried woman (herein, "Grantor"), whose address is 1677 7th Avenue, Calera, AL 35040, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to ELISABETH S. COMPTON, an unmarried woman, and LOUIE LOPEZ JR., an unmarried man (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 1677 7th Avenue, Calera, AL 35040, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1677 7th Avenue, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20120207000045620

PROPERTY ID: 285212001017000

REAL PROPERTY TAX: \$ 811.60 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 16 day of Sept., 20 24

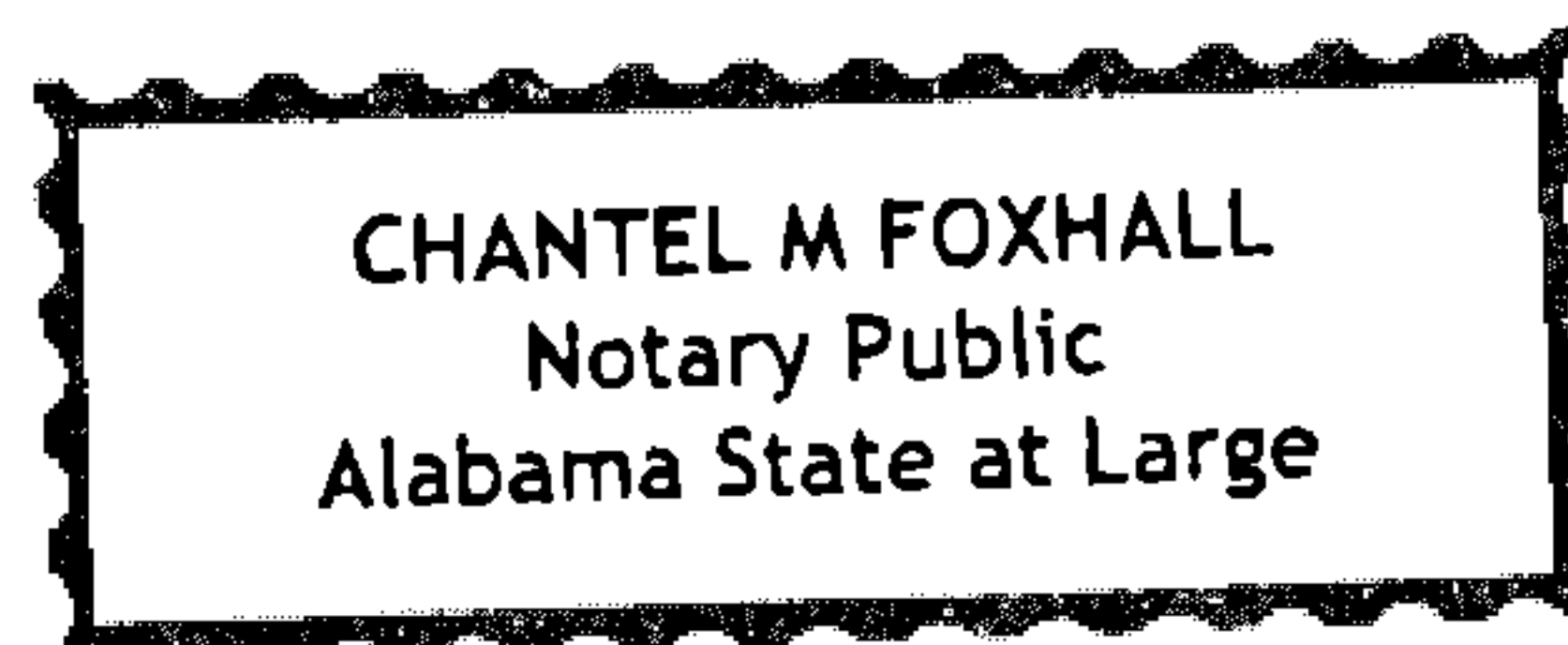
GRANTOR:

Elisabeth S. Compton (SEAL)
Elisabeth S. Compton

STATE OF Alabama
COUNTY OF Shelby

I, Chantel M Foxhall, the undersigned Notary Public in and for said State and County, hereby certify that Elisabeth S. Compton, an unmarried woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of September, 2024.
[Affix Notary Seal] *Chantel M Foxhall*
SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-5-2028



This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

JENNIFER DELLINDIA
ACRISURE NATIONAL LENDER SERVICES
125 COURT STREET
BAY ST. LOUIS, MS 39520

The Grantee's address is:

ELISABETH S. COMPTON
LOUIE LOPEZ JR
1677 7TH AVENUE
CALERA, AL 35040

EXHIBIT A**[Legal Description]**

The following described property in the County of Shelby, State of Alabama, to-wit:

Lots 9, 10 and 11, in Block 52, according to the map of Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

Less and except: That part of Lot 11 conveyed to Norman M. Rhodes and Patricia L. Rhodes, as recorded in Instrument No. 1997-26537, in the Office of the Probate Judge of Shelby County, Alabama, being more particularly described as follows:

A part of Lot 11, Block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21 minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 96 degrees 38 minutes 49 seconds to the right and run Southerly along the West line of a twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said Lot 16 a distance of 150.00 feet to the point of beginning.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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

Grantor's Name Elizabeth S. Compton
 Mailing Address 1677 7th Avenue
 Calera, AL 35040

Grantee's Name Elizabeth S. Compton
 Mailing Address Louie Lopez Jr.
 1677 7th Avenue
 Calera, AL 35040

Property Address 1677 7th Avenue
 Calera, AL 35040

Date of Sale
 Total Purchase Price \$ 0.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2024 03:06:43 PM
 \$48.00 DANIEL
 20241028000337130



Allen S. Boyd

or
 Actual Value \$

or
 Assessor's Market Value \$ 16,900

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 County Website (Assessed Value)

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 9/16/2024

Print Elizabeth S. Compton Louie Lopez Jr

Unattested

(verified by)

Sign *[Signature]* *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1