

20241105000345350 1/4 \$164.00
Shelby Cnty Judge of Probate, AL
11/05/2024 03:01:41 PM FILED/CERT

Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax notice to:
Joel Rivera
Isabel Rivera Castanon
3 Brush Creek Farm
Columbiana, AL 35051

QUIT CLAIM DEED

WITHOUT BENEFIT OF TITLE INSURANCE AT GRANTORS' and GRANTEES' REQUEST. ATTORNEY MAKES NO CERTIFICATION OF TITLE STATUS OF PROPERTY.

STATE OF ALABAMA §
 KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a payment of \$10.00 (Ten Dollars), the undersigned Grantor, **DULCE RIVERA**, a single woman, does grant, bargain, sell, quit claim, and convey, unto **JOEL RIVERA and ISABEL RIVERA CASTANON, as Joint Tenants with Rights of Survivorship**, any and all interests, at law, or in equity, the real estate described below situated in Shelby County, Alabama.

(Subject property is not the homestead of the grantor)

Legal Description:

Also Known as: Lot 2, According to the Map of Stamps Mini Farms as recorded in Map Book 36, Page 103 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 11/05/2024
State of Alabama
Deed Tax: \$133.00



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A parcel of land situated in the W 1/2 of the NE 1/4 of Section 1, Township 22 South, Range 3 West, described as follows:

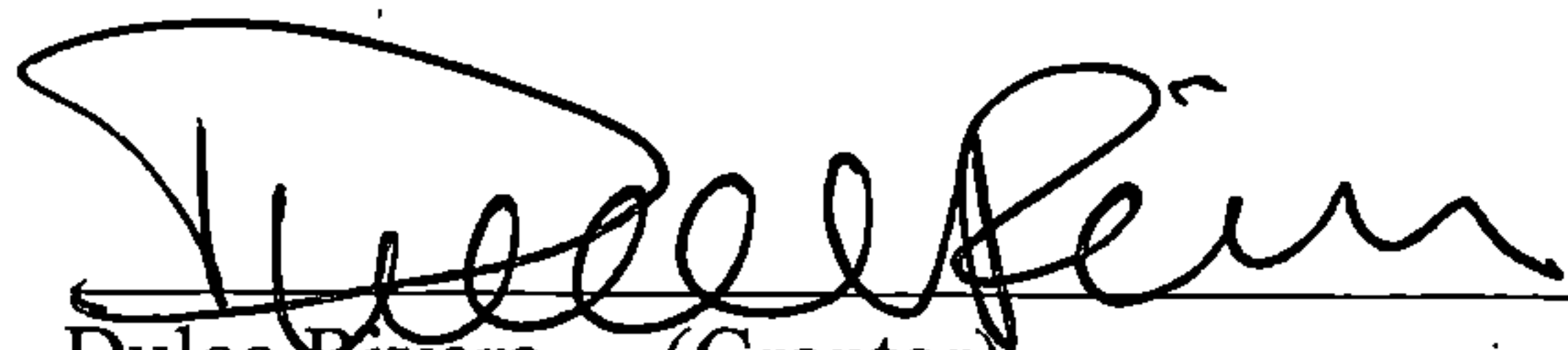
Commence at the S.E. Corner of the S.W. 1/4 of the N.E. 1/4 of Section 1 and go North 88 Degrees 53 Minutes 22 seconds West along the South Boundary of said 1/4 - 1/4 Section for 12.30 feet to the West Boundary of Shelby County Highway No. 107; thence North 01 Degrees 52 Minutes 00 Seconds West along the West Boundary of said Highway No. 107 for 942.00 feet to the Point of Beginning; thence continue North 01 Degrees 52 Minutes 00 Seconds West along the West Boundary of said Highway No. 107 for 146.95 feet; thence North 01 Degrees 55 Minutes 53 Seconds West along the West Boundary of said Highway No. 107 for 119.05 feet; thence South 88 Degrees 04 Minutes 07 Seconds West for 570.00 feet; thence South 01 Degrees 53 Minutes 45 Seconds East for 265.36 feet; thence North 88 Degrees 08 Minutes 00 Seconds East for 570.00 feet to the Point of Beginning, containing 3.48 Acres, more or less.

As recorded in the Office of the Judge of Probate in Shelby County, Alabama.

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns; that I will convey any and all interests I have or may have at law or in equity of the above aforementioned property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of November, 2024.


Dulce Rivera (Grantor)

STATE OF ALABAMA §

COUNTY OF SHELBY §

I, the undersigned, a Notary Public in and for said County, in said state at large, hereby certify that DULCE RIVERA, 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 the conveyance, he/ she has executed the foregoing conveyance.



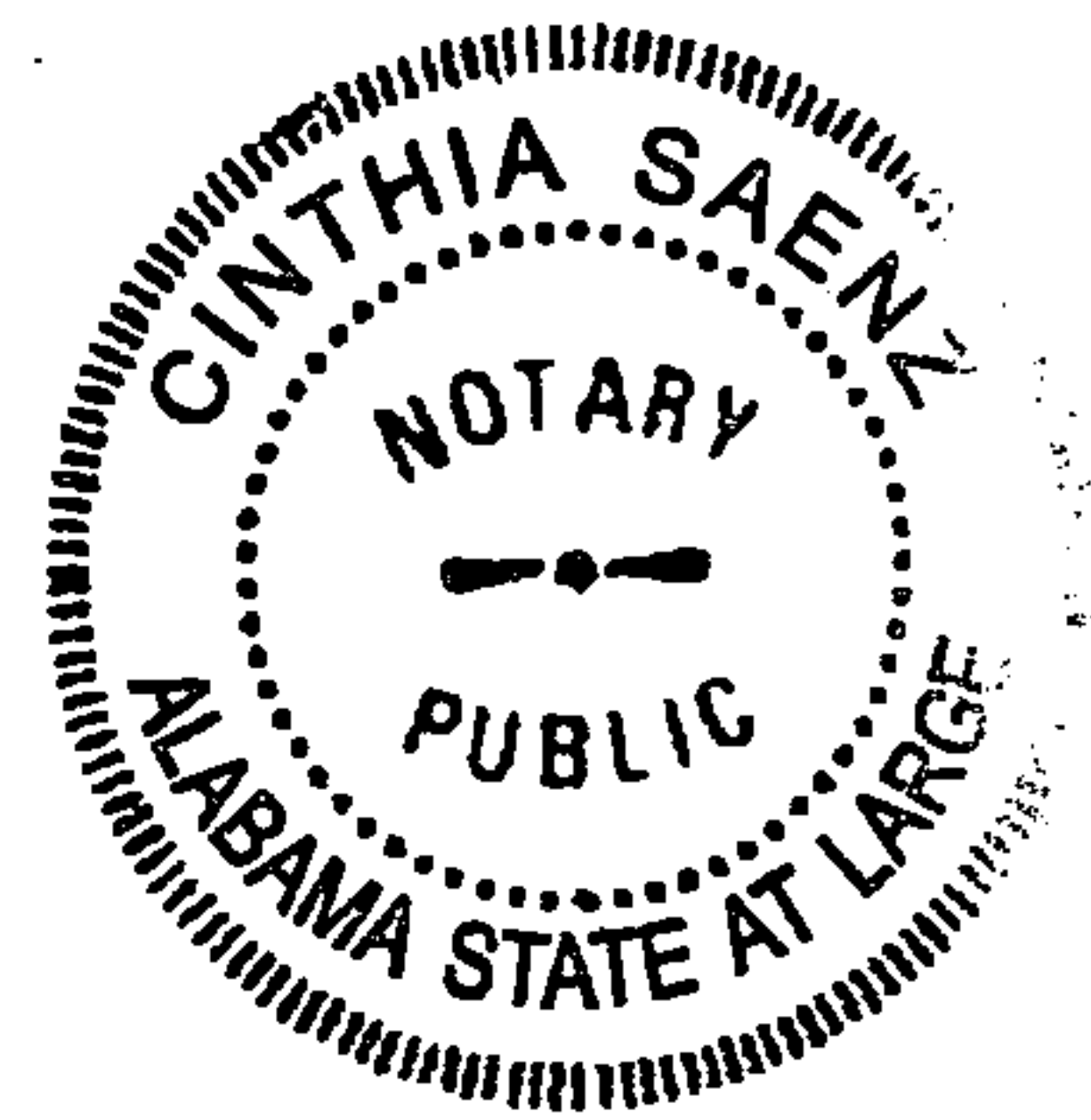
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Given under my hand and official seal, this the 5th day of November, 2024.

NOTARY PUBLIC

Name: Cynthia Saenz

My Commission Expires: ~~MY COMMISSION EXPIRES JULY 13, 2025~~



Real Estate Sales Validation Form

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

Grantor's Name Dulce V Rivera
Mailing Address 169 County Rd 107
Montevallo AL
35115

Grantee's Name JOEL RIVERA
Mailing Address 169 County Road 107
Montevallo AL 35115

Property Address Vacant
Montevallo AL
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 132,900

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 _____

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 a

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 11/5/2024

Print

Dulce V. Rivera

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

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