



20241114000353540 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/14/2024 10:47:33 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 11/14/2024
State of Alabama
Deed Tax: \$5.00

Recording requested by Rosalia Flores C.

When recorded, mail to:

Rosalia Flores C.

Address: 1063 Old Hwy 25W

Columbiana, AL 35051

Space above reserved for use by Recorder's Office

Document prepared by:

Mack McKinzie

34 E. Ridge Rd.

Laurel, MS. 39440

Property Tax Parcel/Account Number: 217352001008.005

Quitclaim Deed

This Quitclaim Deed is made on April 2, 2012, between Ralph W. McKinzie (Single), Grantor, of 34 E. Ridge Rd., City of Laurel, State of MS, and Rosalia Flores C. (Married), Grantee, of 115 Pine Grove Village 2nd Ave, City of Shelby, State of AL.

For valuable consideration of One Thousand Dollars, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1063 Old Hwy 25W, City of Columbiana, State of AL, 35051: Lot Five (5), of McKinzie Estates Subdivision Situated In S:35 T:21S R:01W Recorded In Map Book 29 Map Page 059, Columbiana, Shelby Co. Alabama.

Mineral rights reserved by Grantor

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2012 shall be paid by Grantee.

Dated: April 2, 2012



Signature of Grantor

Ralph W. McKinzie
Name of Grantor



20241114000353540 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/14/2024 10:47:33 AM FILED/CERT

Dale Roden

Signature of Witness #1

Dale Roden

Printed Name of Witness #1

[Signature]

Signature of Witness #2

Maurice Korsnak

Printed Name of Witness #2

State of Alabama County of Jefferson

On 2nd of April 2012, the Grantor, Ralph W McKinzie,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Heather W McInish

Notary Signature

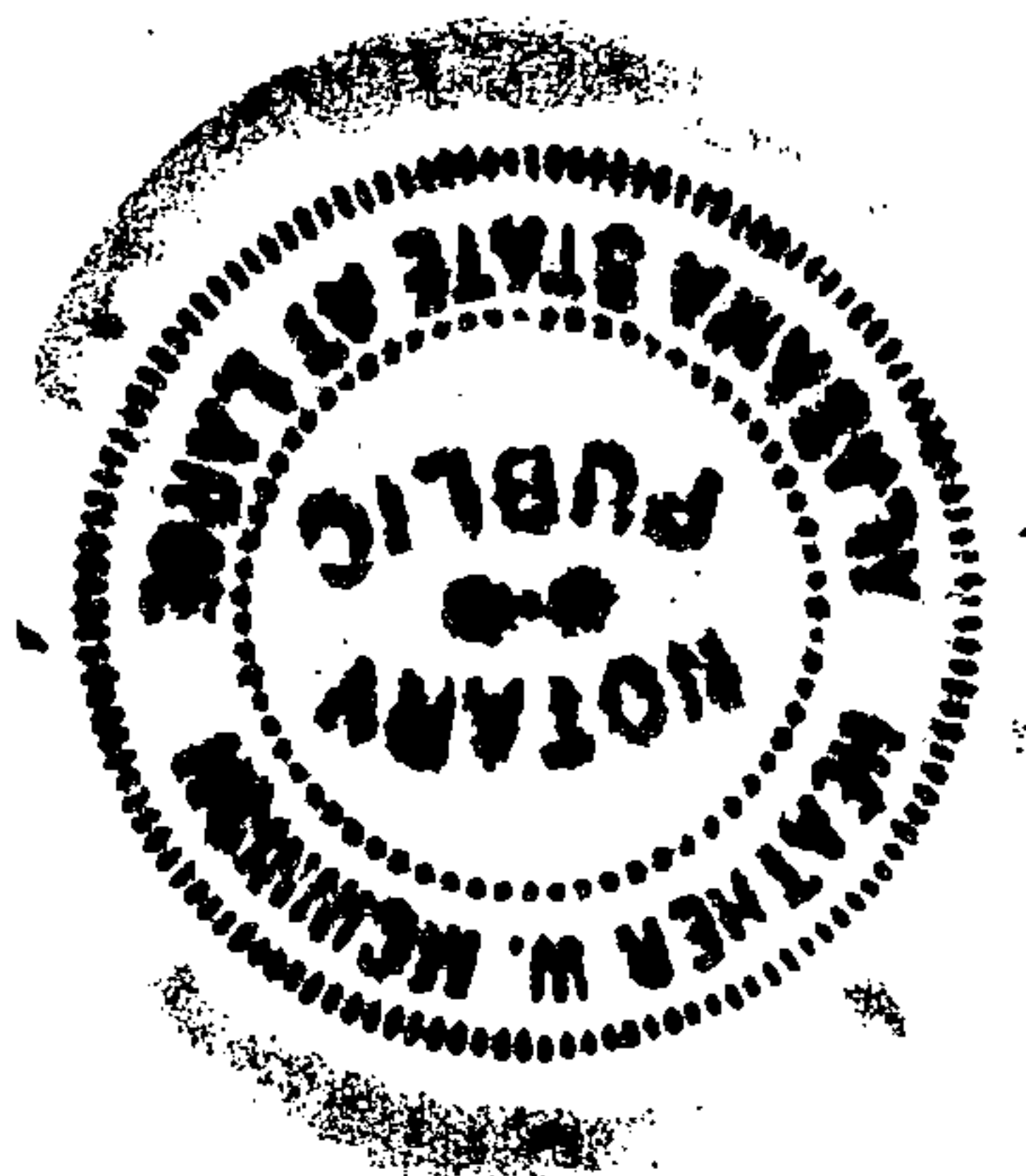
Notary Public,

In and for the County of Jefferson State of Alabama

My commission expires: _____ Seal

My Commission Expires
11/12/2013

Send all tax statements to Grantee.



Real Estate Sales Validation Form

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

Grantor's Name Mack McKinzie
Mailing Address 34 E. Ridge RD
Laurel, MS 39440


Grantee's Name Rosalia Flores Carrasco
Mailing Address 115 Pine Grove Village 2nd
Shelby AL 35143 five

Property Address 1003 Old Hwy 25 W
COLUMBIA AL 35051

Date of Sale _____
Total Purchase Price \$ 5,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


20241114000353540 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/14/2024 10:47:33 AM 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

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 11/14/2024

Print Rosalia Flores Carrasco

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1