

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 571246209-80842529

MAIL TAX STATEMENTS TO:
Lloyd Angulo and Alida Bianca Zappone
522 Avenida Ortega
San Marcos, CA 92078

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 09-7-26-1-003-007-000

Appraised Value: \$ 278,254.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 21 day of December, 2024, by and between **Lloyd Angulo, a married man**, a mailing address of 522 Avenida Ortega, San Marcos, CA 92078, hereinafter referred to as Grantor(s) and **Lloyd Angulo and Alida Bianca Zappone, as Trustees of the Sentinel Trust**, dated 3/12/2024, and any amendments thereto, a mailing address of 522 Avenida Ortega, San Marcos, CA 92078, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 412 Polo Trace, Chelsea, AL 35043

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 20190510000158550, Recorded: 05/10/2019

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



Lloyd Angulo

STATE OF California
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Lloyd Angulo, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21 day of December, 2024

See Attachment

NOTARY PUBLIC

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO)

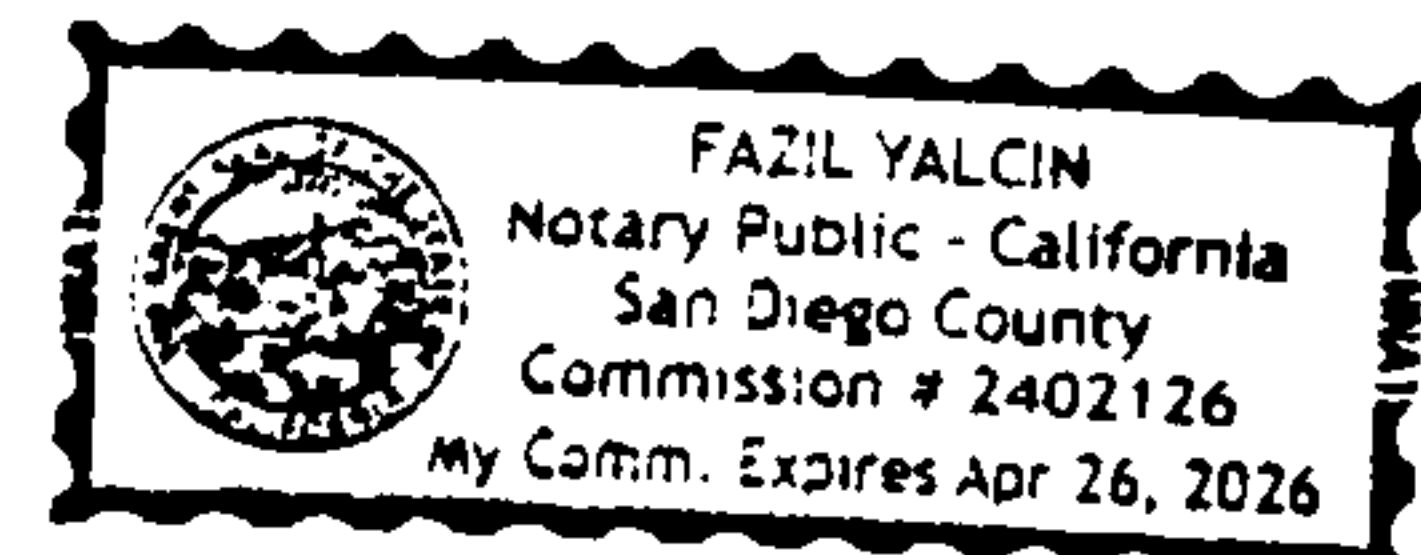
On 12/21/2024 before me, FAZIL YALCIN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LLOYD ANGULO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Fazil Yalcin (Seal)



**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 384, ACCORDING TO THE SURVEY OF THE VILLAGE AT POLO CROSSINGS SECTOR 1, AS RECORDED IN MAP BOOK 39, PAGES 42A & 42B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 09-7-26-1-003-007-000

PROPERTY COMMONLY KNOWN AS: 412 Polo Trace, Chelsea, AL 35043



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2025 08:13:22 AM
\$309.50 PAYGE
20250113000010740**

Allen S. Bayal