

Send tax notice to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**QUITCLAIM DEED**

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Alejandro Sanchez Sosa, a married man** (herein referred to as grantor, whether one or more), hereby remise, release and quitclaim unto **Patricia Gutierrez, a married woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

This property is not the homestead of the grantor or his spouse.

**Land in Shelby County, Alabama, being a part of Lot No. 20 and a part of Lot No. 21, Original Plan of the Town of Montevallo, and being more particularly described, as follows:**

**Beginning at a point on the northwest margin of Main Street, which point is 73 feet southwest of the easternmost corner of Lot 21 according to said Original Plan and run thence in a northwest direction and parallel with Middle Street 150.0 feet; thence southwest and parallel to Main Street 2.05 feet; thence northwest and parallel with Middle Street 150.0 feet; thence southwest and parallel to Main Street 2.05 feet; thence northwest and parallel with Middle street 150.0 feet to the easterly line of Valley Street; thence southwest along said Valley street a distance of 25.0 feet; thence southeast and parallel with Middle Street a distance of 50.0 feet; thence southwest and parallel with Valley Street a distance of 6.78 feet; thence southeast and parallel with Middle Street a distance of 20.9 feet; thence southwest and parallel with Valley Street a distance of 24.0 feet; thence northwest and parallel with Middle Street 20.9 feet; thence South and parallel with Valley Street 10.0 feet; thence southeast and parallel with Middle Street 49.75 feet; thence northeast and parallel with Valley Street & distance for 20.0 feet; thence southeast and parallel with Middle Street 199.01 feet to the northwest line of Main Street; thence run in a northeast direction along said Main Street a distance of 43.0 feet to the point of beginning.**

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.  
IN WITNESS WHEREOF, I have hereunto set my hand(s) and seals(s), this 26 day of February, 2025.

645 Main Street Montevallo, AL 35115

**Alejandro Sanchez Sosa**

STATE OF ALABAMA

)

Jefferson COUNTY

)

## GENERAL ACKNOWLEDGEMENT

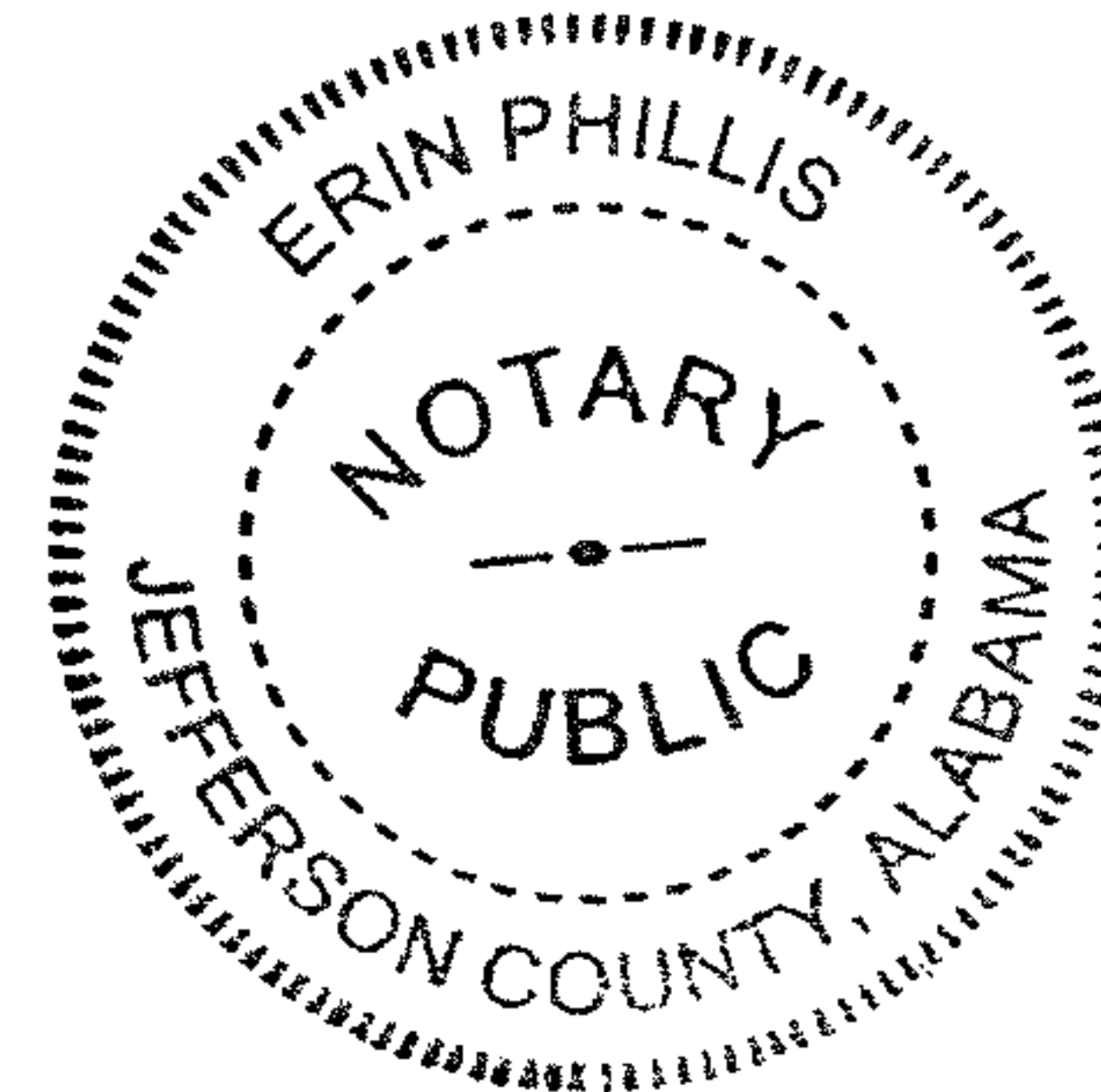
I, Erin Phillips, a Notary Public in and for said County, in said State, hereby certify that **Alejandro Sanchez Sosa**, whose name(s) is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of February, 2025

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY  
FREEMAN FITE  
THE FITE LAW FIRM, LLC  
Post Office Box 368  
Anniston, Alabama 36202  
Phone: 256-231-9330



This instrument was prepared from information and description furnished by the parties. Title records were not furnished or examined.



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

Grantor's Name Alejandro Sanchez  
 Mailing Address 008 Elmont CV  
Nashville, TN  
37211

Grantee's Name Patricia Gutierrez  
 Mailing Address 008 Elmont CV  
Nashville, TN  
37211

Property Address 645 Main St.  
Montevallo, AL  
35115

Date of Sale 2/20/25  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 177,760

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County, Alabama, County  
 Clerk  
 Shelby County, AL  
 02/27/2025 03:06:58 PM  
 \$206.00 BRITTANI  
 20250227000058480

*Ann 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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☒ Other TAX ASSESSOR

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 2/20/25

Print Hannah Ellenburg

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**