

AFTER RECORDING RETURN TO:  
Martha Kidd and Alfonso Ortiz  
31971 Alabama 25  
Wilsonville, AL 35186  
File No. NAL-1410377

MAIL TAX STATEMENTS TO:  
Martha Kidd and Alfonso Ortiz  
31971 Alabama 25  
Wilsonville, AL 35186

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

Parcel ID No.: 17 9 31 0 000 004.000

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 1 day of April, 2025, by and between **Martha Kidd, a married woman, who took title without marital status, joined by her spouse, Alfonso Ortiz**, residing at 31971 Alabama 25, Wilsonville, AL 35186, hereinafter referred to as Grantor(s) and **Martha Kidd and Alfonso Ortiz, Wife and Husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 31971 Alabama 25, Wilsonville, AL 35186, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$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: 31971 Alabama 25, Wilsonville, AL 35186

Prior instrument reference: Instrument No. 20070104000005240, Recorded: 1/04/2007

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 1<sup>st</sup> day of April, 2025.

Martha Kidd  
Martha Kidd

Alfonso Ortiz  
Alfonso Ortiz

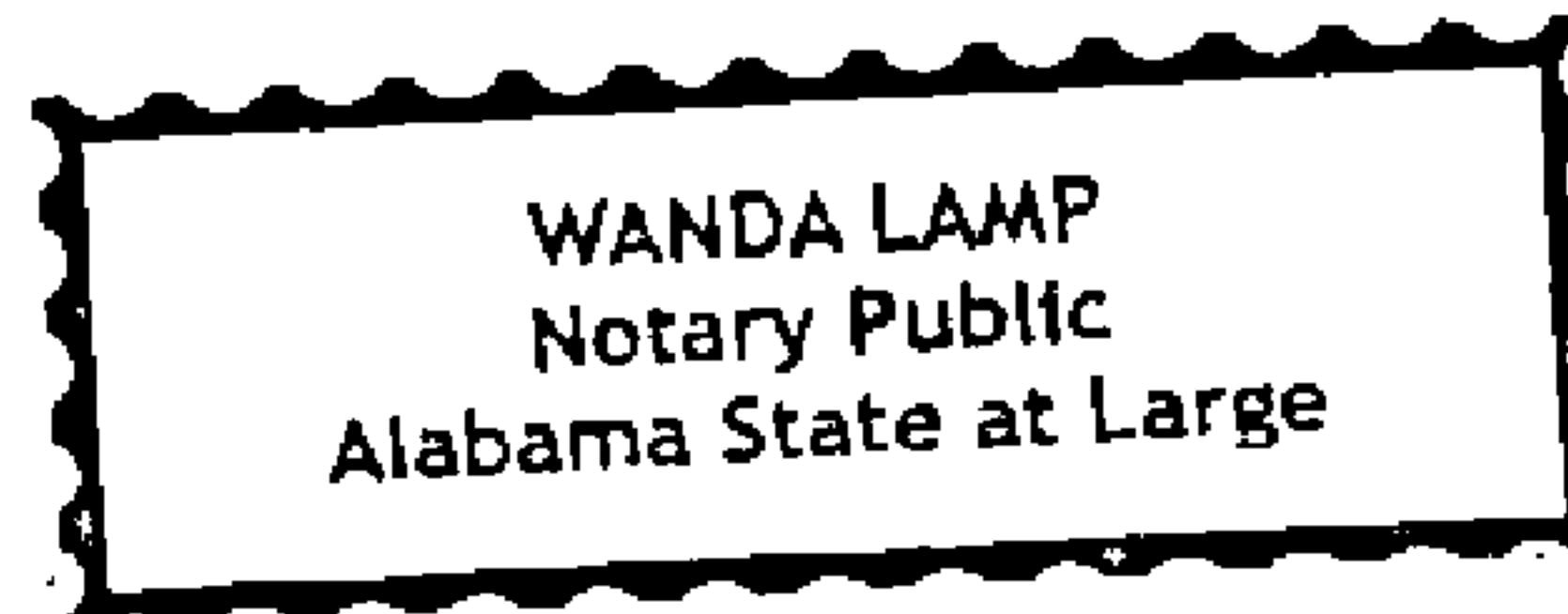
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Martha Kidd and Alfonso Ortiz, 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 1<sup>st</sup> day of April, 2025.

[Signature]  
NOTARY PUBLIC

My commission expires: 4/8/25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

The W1/2 of the NE1/4 lying Northwest of Highwaym Section 31, Township 20 south, Range 2 East, Shelby County, Alabama.

Less and Except:

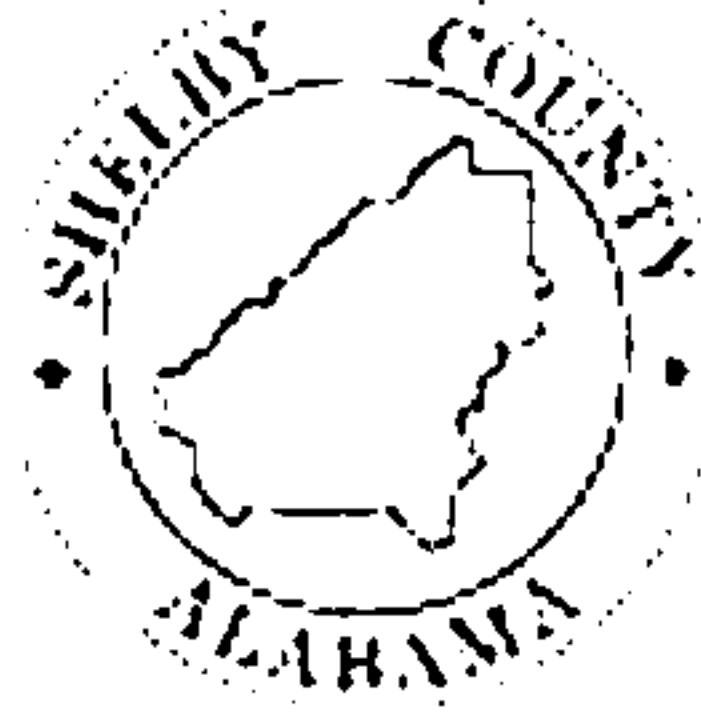
South 315 feet to the West 420 feet of NW1/4 of NE1/4, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.

Less and Except:

Beginning at intersection West line NE1/4 and Northwest right of way Highway 25, NE 380 feet, NW 70 feet, North 160 feet, Southwest 130 feet, Northwest 120 feet and South 480 feet to point of beginning, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.

Parcel ID: 17 9 31 0 000 004.000

Property commonly known as: 31971 Alabama 25, Wilsonville, AL 35186



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/08/2025 02:18:52 PM  
\$319.00 JOANN  
20250408000104550

*Alvin S. Bayal*

**Real Estate Sales Validation Form**

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

Grantor's Name Martha Kidd  
Mailing Address 31971 Alabama 25

Grantee's Name Martha Kidd and Alfonso Ortiz  
Mailing Address 31971 Alabama 25

Wilsonville, AL 35186

Wilsonville, AL 35186

Property Address 31971 Alabama 25

Date of Sale \_\_\_\_\_

Total Purchase Price \$1.00

Wilsonville, AL 35186

or

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

or

Assessor's Market Value \$287,550.0.

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 04-01-25

Print Martha Kidd

Unattested \_\_\_\_\_

Sign Martha Kidd

(verified by)

(Grantor/Grantee/Owner/Agent) circle one