



20250425000123730 1/3 \$112.00  
Shelby Cnty Judge of Probate, AL  
04/25/2025 03:53:17 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

C. Terry Gregg, Jr.  
2621 Berkley Hills Drive  
Tuscaloosa, Alabama 35404

Please Send Tax Notice To:  
Mauricio Hernandez

Source of Title:  
Book 129, Page 207  
Instrument # 20120203000042310

Prepared without examination  
of title.

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

**QUITCLAIM DEED**

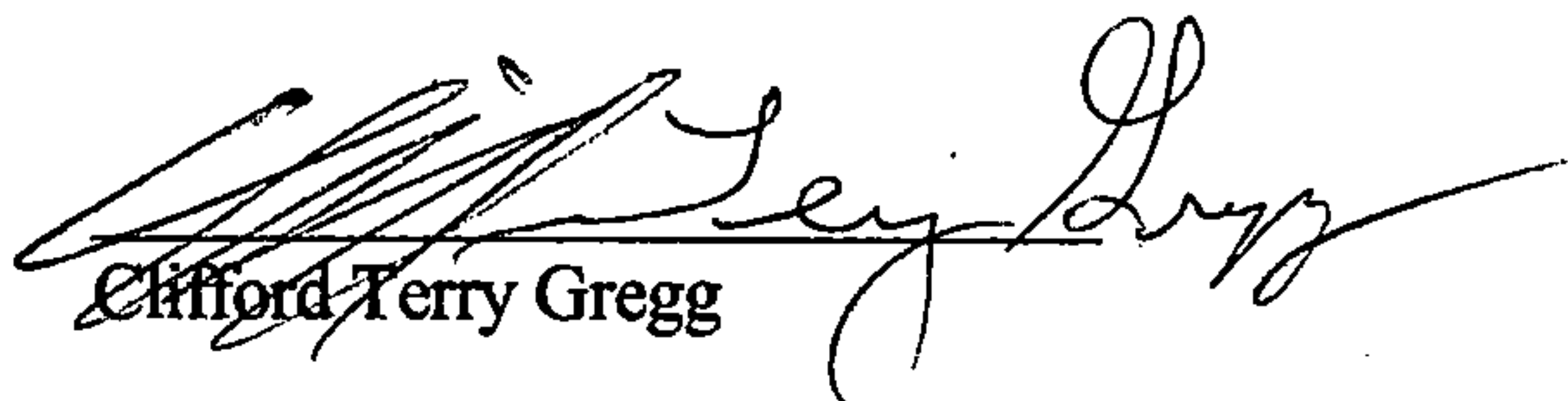
KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged as sufficient, **Clifford Terry Gregg**, a divorced man, (herein referred to as GRANTOR) does hereby quitclaim all my interest, marital or otherwise, unto **Mauricio Hernandez, Pastor Hernandez, Bruna Hernandez, and Erika Ramierz** (herein referred to as GRANTEES), as TENANTS IN COMMON, all my right, title and interest in and to the following described real estate situated in **Shelby County, Alabama** to-wit:

Commence at the Southwest corner of the NE of the SW of Section 11, Township 24 North, Range 12 East; thence run North along the West line of said 1/4-1/4 Section for a distance of 438.99 feet to the point of beginning of the tract of land herein described; thence turn 92 deg. 05 min. 59 sec. right and run easterly for a distance of 264.53 feet; thence run 87 deg. 15 min. 52 sec. right and run southerly for a distance of 90.00 feet; thence turn 26 deg. 21 min. 43 sec. right and run southwest for a distance of 203.27 feet; thence turn 78 deg. 27 min. 13 sec.. right and run northwesterly for a distance of 182.68 feet; thence turn 75 deg. 49, min. 12 sec. right and run northerly for a distance of 238.06 feet to the point of beginning; being situated in the NE ½ of the SW 1½ of Section 11, Township 24 North, Range 12: East, Shelby County, Alabama.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements, and reservations of record that apply to the hereinabove described real property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12<sup>th</sup> day of

March 2025.



Clifford Terry Gregg

GRANTOR

STATE OF ALABAMA )  
COUNTY OF SHELBY )

20250425000123730 2/3 \$112.00  
Shelby Cnty Judge of Probate, AL  
04/25/2025 03:53:17 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clifford Terry Gregg**, a divorced man, 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 executed the same voluntarily on the day the same bears date.

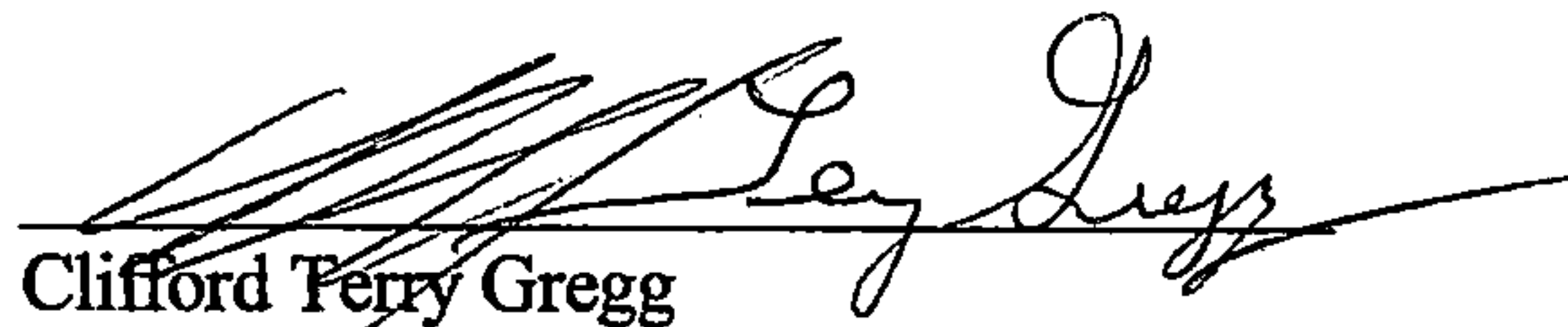
Given under my hand and official seal this 12<sup>th</sup> day of March

  
NOTARY PUBLIC



This land is identified as 991 Clay Pit Road Montevallo, Alabama 35115

Subject to all electric, gas, telephone and utility transmission lines and permits and all public road and highway rights of way heretofore given or granted by the present or prior owners of said lands. Grantor expressly does not warrant ownership to any existing or future oil, gas or mineral rights.

  
Clifford Terry Gregg

GRANTOR



# Real Estate Sales Validation Form

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

Grantor's Name Clifford Terry Gregg  
Mailing Address 991 Clay Pit Rd  
Montevallo, AL 35115

Grantee's Name Pastor Hernandez Cruz  
Mailing Address 991 Clay Pit Rd  
Montevallo, AL 35115

Property Address 995 Clay Pit Rd  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 82,000

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

or  
Assessor's Market Value \$ \_\_\_\_\_

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 any.

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 4/25/25

Print \_\_\_\_\_

Sign \_\_\_\_\_

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20250425000123730 3/3 \$112.00  
Shelby Cnty Judge of Probate, AL  
04/25/2025 03:53:17 PM FILED/CERT