



20250702000200770 1/4 \$154.00
Shelby Cnty Judge of Probate, AL
07/02/2025 09:50:44 AM FILED/CERT

Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax notice to:

Magdaleno Espinoza Torres
Lucia Chavez Garduno
Irrevocable Trust of Aaron Espinoza
453 Weatherly Club Drive
Pelham, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA)
 KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of fifteen thousand dollars (\$10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, we, **MAGDALENO ESPINOZA TORRES** and **LUCIA CHAVEZ GARDUNO**, a married couple, do hereby sell, grant, convey, and transfer a 33.3% ownership interest, each, to the **IRREVOCABLE TRUST OF AARON ESPINOZA**, as Joint Tenants, for the below stated real property located in Shelby County, Alabama to wit:

This conveyance shall convey and restate the parties' ownership interests as follows:

Magdaleno Espinoza Torres: 33.3%
Lucia Chavez Garduno: 33.3%
Irrevocable Trust of Aaron Espinoza: 33.3%

LEGAL DESCRIPTION: LOT 2714, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS CLUB DRIVE SECTOR 27, AS RECORDED IN MAP BOOK 27, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Physical Address: 453 Weatherly Club Drive, Pelham, AL 35124.

NOT THE HOMESTEAD OF THE GRANTOR

Shelby County, AL 07/02/2025
State of Alabama
Deed Tax: \$123.00



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Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to be used in connection with the premises herein described, subject to any and all existing easements, right of way, any special assessments and restrictions (as applicable), and any limitations of record which might adversely affect the title to the above-described property. This property may be subject to any mineral and or mining rights not owned by the grantor.

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns, that I transfer, sell and convey any and all interests that I have or may have in the above-described property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of June, 2025.

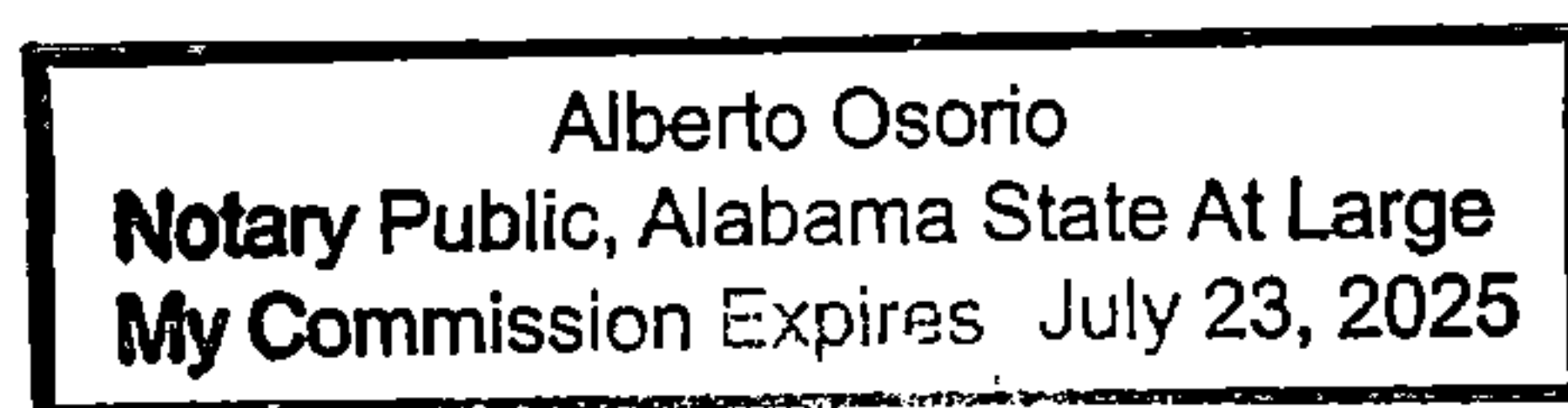
Magdaleno Espinoza Torres (Grantor)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Magdaleno Espinoza Torres, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he/ she has executed the foregoing conveyance.

Given under my hand and official seal, this the 17th day of June, 2025.



NOTARY PUBLIC

PRINTED NAME: Albert J. Osorio



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My Commission Expires: 7/23/2025

Lucia Chavez

Lucia Chavez Garduno

(Grantor)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Lucia Chavez Garduno, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he/she has executed the foregoing conveyance.

Given under my hand and official seal, this the 17th day of June, 2025.

NOTARY PUBLIC

Alberto Osorio
Notary Public, Alabama State At Large
My Commission Expires July 23, 2025

PRINTED NAME: Albert J. Osorio

My Commission Expires: 7/23/2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama

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Grantor's Name MAGDALENO ESPINOZA
Mailing Address LUCIA CHAVEZ GARCIA
453 WEATHERLY CLUB DRIVE
PELHAM, AL 35124

Grantee's Name INNER TRUST AKA ESPINOZA
Mailing Address MAGDALENO ESPINOZA
LUCIA CHAVEZ GARCIA
453 WEATHERLY CLUB DRIVE
PELHAM, AL 35124

Property Address 453 WEATHERLY CLUB DRIVE
PELHAM, AL 35124

Date of Sale 6/17/25

Total Purchase Price \$ 10.00

or
Actual Value \$

or
Assessor's Market-Value \$ 369,000

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

113 - 122,877

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 _____

Print ALBERT OSORIO

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1