

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35046
(205)755-1975

CLERK'S DEED

SEND TAX NOTICES TO:
132 Mangrove Dr.
Alabaster, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, that a decree of quieting title of said property was entered by the Circuit Court of Shelby County, Alabama on the 1st day of December, 2023 in Case No. 58-CV-2022-900220.00. Said order providing for the quieting title of the property of GRANTOR, Robert Klinstler and Terry Kunstler, to the GRANTEES, Eduardo Cobos Lopez and Silvia Lopez. Now therefore in consideration of the premises and in accordance with said order I, Mary Harris, Clerk of the Circuit Court of Shelby County, Alabama, for and in consideration of the sum of Four Hundred Twenty-eight Dollars 97/100 (\$428.97), do hereby grant, bargain, sell and convey unto the said GRANTEE, absolutely and in fee simple, the following described real estate situated in SHELBY County, Alabama, to wit:

COM SE COR OF NE ¼ OF SW ¼ TH W 390'(S) TO POB TH W 480'(S) N 680'(S)
E 480'(S) S 680'(S) TO POB

PARCEL # 58//23/03/08/0/000/006.000

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

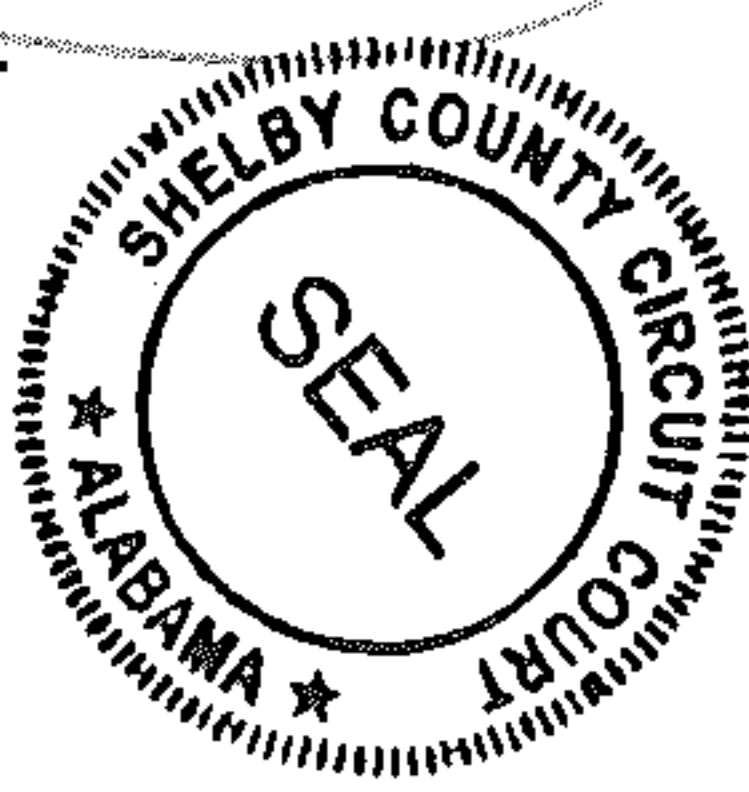
NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs, executor, administrators, successors and assigns forever.

IN WITNESS WHEREOF, I, Mary Harris, Clerk of the Circuit Court of Shelby County, have hereunto set my hand and seal, on this 24 day of April, 2025.

Mary H. Harris
MARY HARRIS,
CIRCUIT CLERK OF SHELBY COUNTY, AL

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that certify that Mary Harris, Clerk of the Circuit Court of Shelby County, Alabama, who is known to me to be the clerk in and for said county in said state, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Under the authority of the orders entered by the Circuit Court of Shelby County, Alabama, on
1st day of December 2023

Given under my hand and official seal this 24th day of April, 2025.

Kellie K. Hall

NOTARY PUBLIC

My Commission Expires: 10/20/27

Real Estate Sales Validation Form

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

Grantor's Name	Robert Kiinstler and Terry Kunstler	Grantee's Name	Eduardo Cobos Lopez and Silvia Lopez
Mailing Address	135 Kiinstler Dr Maylene, AL 35114	Mailing Address	132 Mangrove Dr Alabaster, AL 35007
Property Address	135 Kiinstler Dr Maylene, AL 35114	Date of Sale	07/12/2025
		Total Purchase Price	\$ 0.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other 58-CV-2022-900220.00
<input type="checkbox"/> Closing Statement	

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 07/12/2025Print Clay Maddox Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2025 08:22:57 AM
\$29.50 PAYGE
20250714000211110

Allen S. Bayl