

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **Sonia Palacios and Gregorio A. Palacios, a married couple,** hereby remise, release, quitclaim, grant, and convey all of our interest to **Sonia Palacios and Gregorio A. Palacios, Trustees of the Palacios Living Trust,** in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTORS

Lot 55 Forest Lakes Sector 1, as recorded in Map Volume 28, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To All Restrictions, Reservations, Rights, Easements, Rights-Of-Way, Provisions, Encroachments, Covenants, Terms, Conditions and Building Set Back Lines Of Record

Source of title: Instrument # 20170802000279060

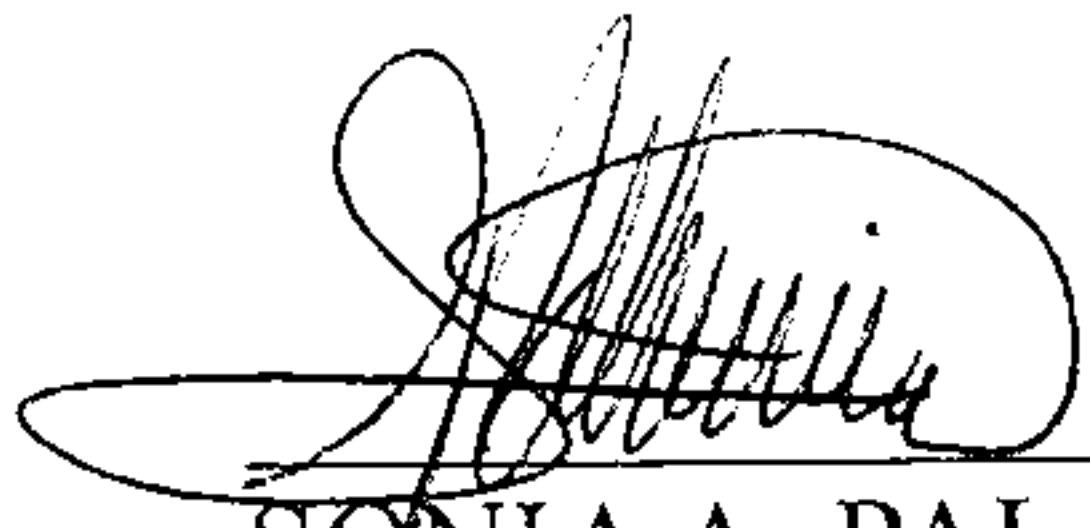
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

4/30/2025.

 (SEAL)
SONIA A. PALACIOS

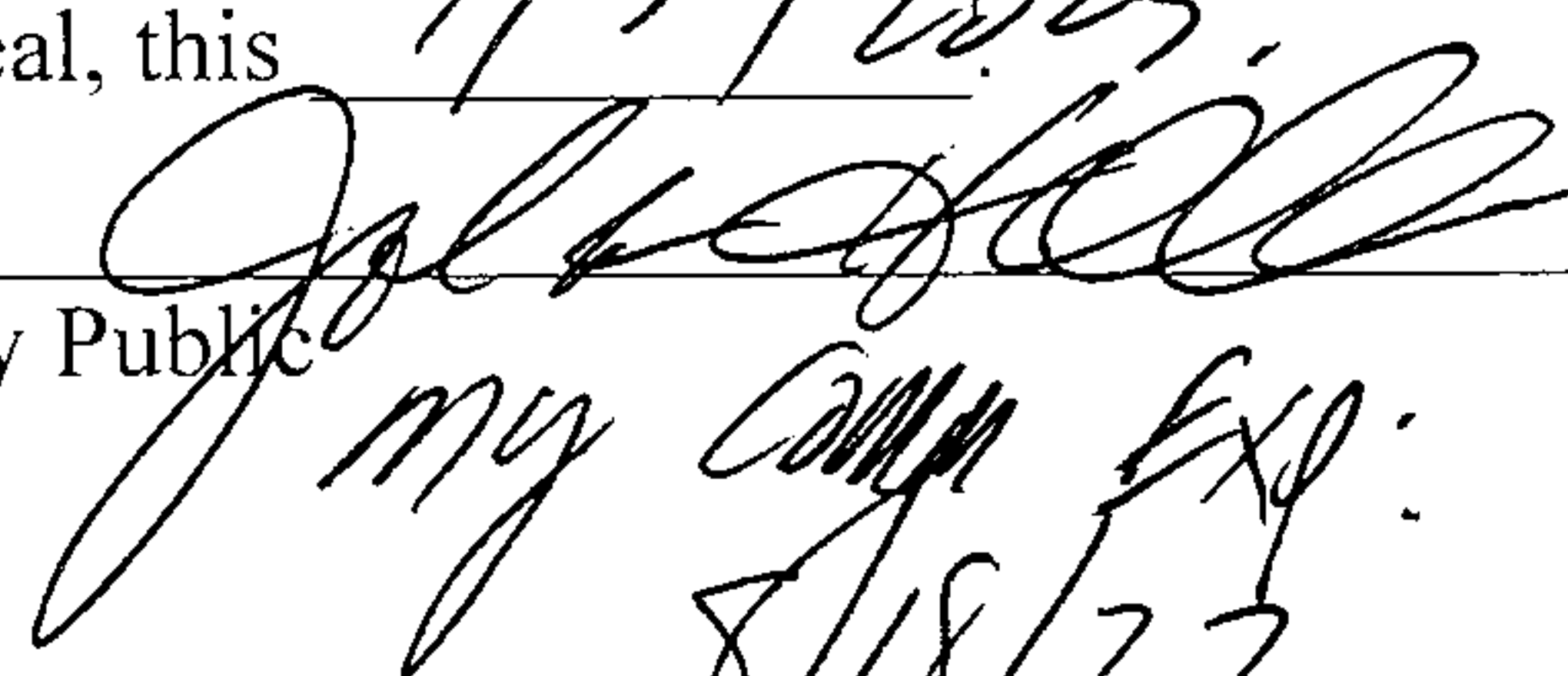
 (SEAL)
GREGORIO A. PALACIOS

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **SONIA A. PALACIOS GREGORIA A. PALACIOS** signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this

Notary Public

4/30/2025.

my comm exp:
8/18/27

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:

SONIA PALACIOS
589 FOREST LAKES DR
SHELBY AL 35147

