QUITCLAIM DEED

STATE OF ALABAMA			
COUNTY OF SHELRY)		

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

SONIA A. PALACIOS

(SEAL)

(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

This Instrument was Prepared By: John Holliman, Esq.

2491 Pelham Pkwy Pelham, Al 35124

Grantees Address to Send Tax Notice:

HONIA PALACIOS 589 FOREST LAUS DR HYRRETT AL 35147

Real Estate Sales Validation Form

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

		Crantoo's Name	Sonia Palacios & Gregorio A. Palacios,	
Grantor's Name Mailing Address	Sonia Palacios & Gregorio A. Palacios 589 Forest Lakes Drive	_	Trustees of the Palacios Living Trust	
Mailing Addices	Sterrett, AL 35147	-	589 Forest Lakes Drive	
			Sterrett, AL 35147	
Property Address	589 Forest Lakes Drive	- Date of Sale	4/30/2025	
1 10porty 7 to 0.0	Sterrett, AL 35147	Total Purchase Price		
		or		
Filed and Recorded Official Public Records Judge of Probate, Shelby County Clerk	Parcel # 09-5-22-0-003.018.000	Actual Value or	\$	
Shelby County, AL 08/26/2025 10:46:43 AM \$312.50 BRITTANI 20250826000261500	allin 5. Buyl	Assessor's Market Value	\$ 283,200.00	
The purchase price	e or actual value claimed on	this form can be verified in th	ne following documentary	
		entary evidence is not requir		
Bill of Sale		Appraisal		
Sales Contrac		✓ Other Tax Assessmen	<u> </u>	
Closing Stater	nent			
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 8/26/2025		Print Shannon Brubaker		
Unattested		Sign MAMMAN	Brubaku	
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one Form RT-1	

eForms