

**AFTER RECORDING RETURN TO:**

Mortgage Connect, LP  
600 Clubhouse Dr  
Moon Township, PA 15108  
File No. 3614738-4

**MAIL TAX STATEMENTS TO:**

Victor J. Valencia and Yadel Magali Valdez Padilla  
749 Crosscreek Trail  
Pelham, AL 35124

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 13 1 12 2 001 059.000

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 21<sup>st</sup> day of August, 2025, by and between **Victor J. Valencia, a married man who erroneously acquired title as unmarried, joined in execution by his spouse, Yadel Magali Valdez Padilla**, residing at 749 Crosscreek Trail, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **Victor Jose Valencia and Yadel Magali Valdez Padilla, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 749 Crosscreek Trail, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 749 Crosscreek Trail, Pelham, AL 35124

Prior instrument reference: Instrument No. 20241223000391610, Recorded: 12/23/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 30<sup>th</sup> day of August, 2025.

Victor Jose Valencia  
Victor Jose Valencia

Yadeli Magali Valdez Padilla  
Yadeli Magali Valdez Padilla

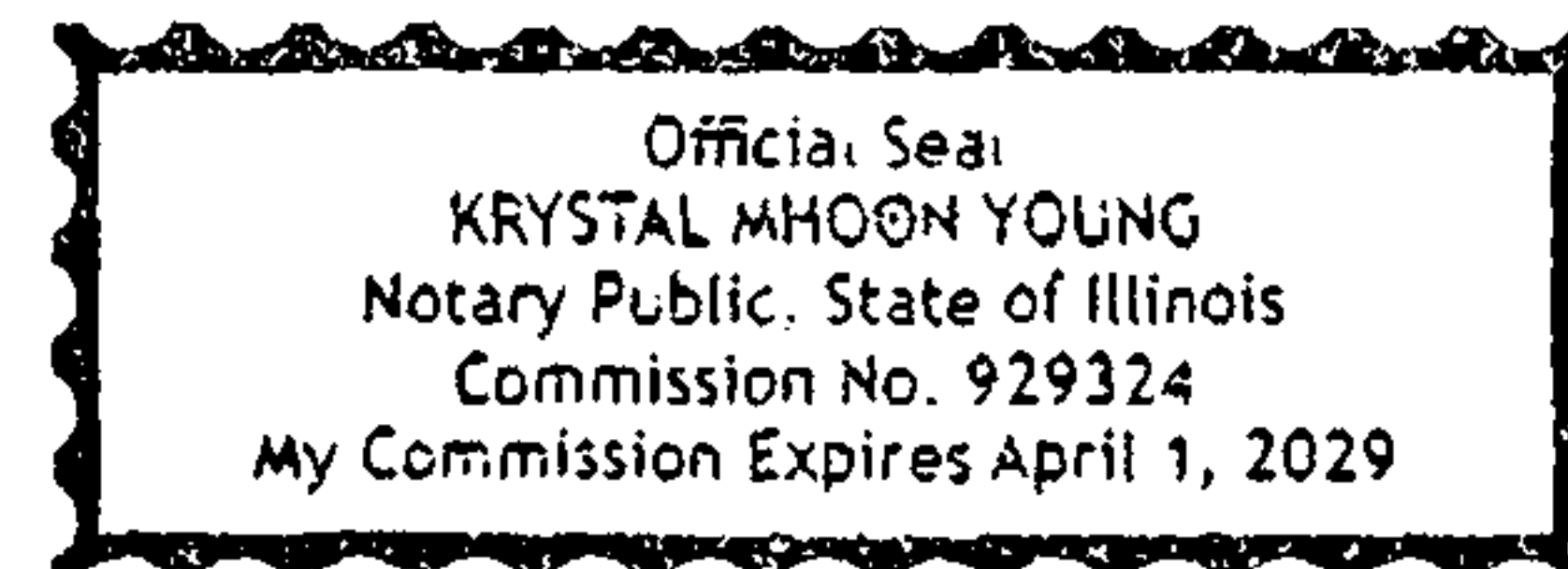
STATE OF IL  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Victor Jose Valencia and Yadeli Magali Valdez Padilla** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30<sup>th</sup> day of August, 2025.

Krystal Mhoon Young, Notary Public  
NOTARY PUBLIC

My commission expires: April 01, 2029



No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 22, in Block 2, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from Rita R Schwarz and Robert L Schwarz, a married couple to Victor J Valencia as set forth in Deed Instrument #20241223000391610 dated 12/23/2024, recorded 12/23/2024, SHELBY County, ALABAMA.

Parcel ID Number: 13 1 12 2 001 059.000

Property commonly known as: 749 Crosscreek Trail, Pelham, AL 35124

**Real Estate Sales Validation Form**

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

Grantor's Name Victor Jose Valencia and Yadel Magali Valdez Padilla  
 Mailing Address 749 Crosscreek Trail  
Pelham, AL 35124

Grantee's Name Victor Jose Valencia and Yadel Magali Valdez Padilla  
 Mailing Address 749 Crosscreek Trail  
Pelham, AL 35124

Property Address 749 Crosscreek Trail  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ 1.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 250,100

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  Appraisal  
 Sales Contract  Other  
 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 08/30/2025 Print Yadel Magali Valdez Padilla & Victor Jose Valencia  
 \_\_\_\_\_ Sign Yadel Magali Valdez Padilla & Victor Jose Valencia  
 (verified by) (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  
 09/17/2025 09:03:55 AM  
 \$281.50 JOANN  
 20250917000284720

*Allie S. Boyd*