

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:

ADRIAN SERRANO
323 FRAN DRIVE
ALABASTER, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ten and 00/100 Dollars (\$10.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, LORENA SERRANO-RODAS, AN UNMARRIED WOMAN AND ADRIAN SERRANO, AN UNMARRIED MAN (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto ADRIAN SERRANO (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

LOT 26, BLOCK 1, ACCORDING TO THE SURVEY OF GREEN VALLEY THIRD SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

****TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE****

Poor Quality

IN WITNESS WHEREOF, the said GRANTORS, LORENA SERRANO-RODAS AND ADRIAN SERRANO have hereunto set his/her signature and seal, this the 3rd day of November 2025

Lorena Serrano Rodas
LORENA SERRANO-RODAS

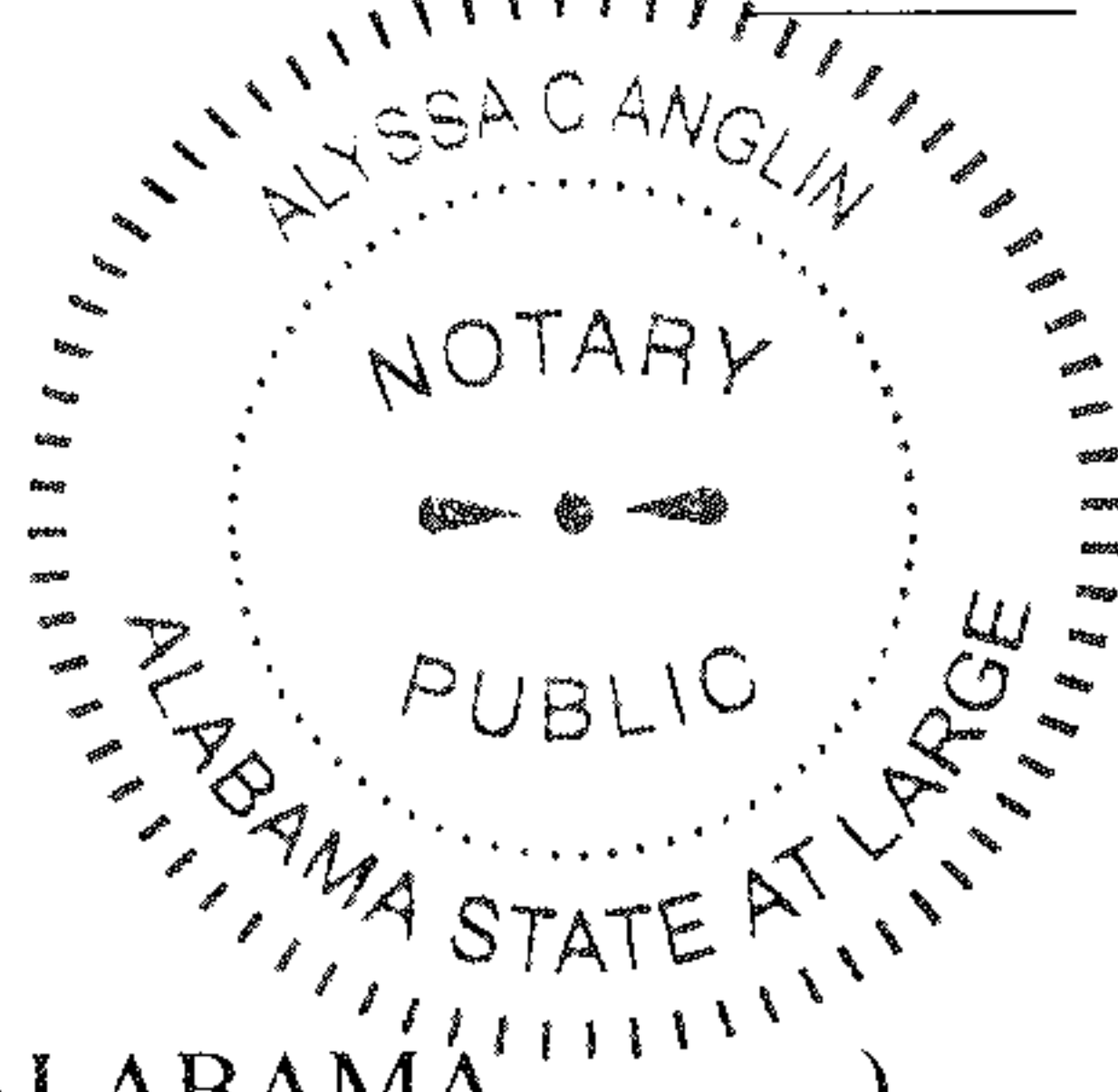
ADRIAN SERRANO
ADRIAN SERRANO

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that LORENA SERRANO-RODAS 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 3rd day of November 2025.



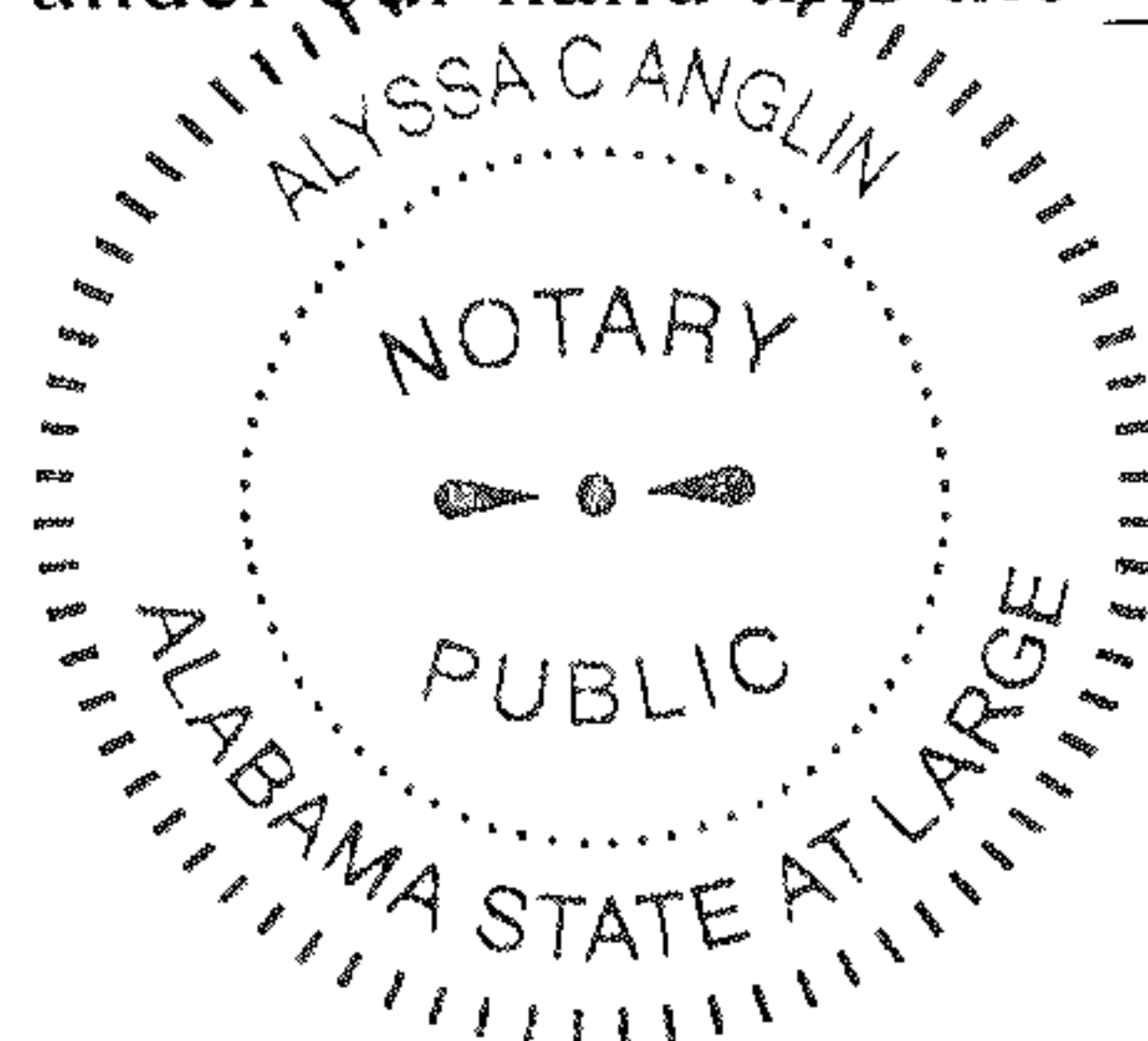
Alyssa Anglin
Notary Public
My commission expires: 6/4/2029

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that ADRIAN SERRANO 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 3rd day of November 2025.



Alyssa Anglin
Notary Public
My commission expires: 6/4/2029

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LORENA SERRANO-RODAS
 Mailing Address C/O GEORGE M. VAUGHN
2820 COLUMBIANA ROAD, STE 100
VESTAVIA HILLS, AL 35216

Grantee's Name ADRIAN SERRANO
 Mailing Address 323 FRAN DRIVE
ALABASTER, AL 35007

Property Address 323 FRAN DRIVE
ALABASTER, AL 35007

Date of Sale 11/3/2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 262,960

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 TAX ASSESSOR VALUE
☐ 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 11/7/2025

Print GEORGE M. VAUGHN

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/07/2025 03:07:28 PM
 \$291.00 BRITTANI
 20251107000343920

Form RT-1

Adrian Serrano