

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20251125000362700 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
11/25/2025 02:48:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars and 00/100 (\$100.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Ma. Belem Ramirez Dominguez, a single**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Hector Perez Sanchez**, hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19-A, fronting on Southern Railway, according to Thomas Addition to the Town of Aldrich, Map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book 3, and containing 0.68 acres, more or less, and being also known as dwelling House No. 54, of the former Montevallo Coal Mining Company, at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also for water pipes as now situated. Outside electric wiring and underground water pipes are not included. Subject to conditions as required in deed from D.A. Thomas, as Trustee, and W.C. Scott, as Trustee, in deed dated July 23, 1944.

The legal description herein was provided by the GRANTOR and was taken from that certain instrument recorded as Instrument # 20230616000180660 as recorded in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Shelby County, AL 11/25/2025
State of Alabama
Deed Tax: \$33.00

Given under my hand and seal, this the 25 day of Nov., 2025.



20251125000362700 2/3 \$61.00
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Ma. Belem Ramirez Dominguez
MA. BELEM RAMIREZ DOMINGUEZ
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Ma. Belem Ramirez Dominguez, a single woman*, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of Nov., 2025.

NOTARY PUBLIC
My Commission Expires: 11 March, 2028

Closing did not occur in the office of preparer.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

MA. Belen Ramirez Dominguez
105 Hwy. 204
Montevallo, AL 35115

Grantee's Name
Mailing Address

Hector P. Sanchez
105 Hwy. 204
Montevallo, AL 35115

Property Address

105 Hwy. 204
Montevallo, AL 35115

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

33,000-



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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
- Sales Contract
- Closing Statement

- Appraisal
- Other TAX VALUE

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 11/25/25

Print Ma. Belen Ramirez Dominguez

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one