

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Pkwy, Suite 2 (205) 624-2121
Pelham, AL 35124

Send Tax Notice to: Ricarda Gómez Acosta
(Name) and Maximiano Sandoval Arroyo
(Address) 186 Vassar Circle
Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Hunter McCoy Properties, LLC, an Alabama Limited Liability Company, whose mailing address is 217 Meadowood Lane, Montevallo, AL 35115** the “Grantor” herein, in hand paid by **Ricarda Gómez Acosta and Maximiano Sandoval Arroyo, whose mailing address is 186 Vassar Circle, Montevallo, AL 35115**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all its right, title, interest, and claim in or to the following described real estate, having an address of 186 Vassar Circle, Montevallo, AL 35115, to wit:

Lot 1 & 2 in Block 9 according to Extension Map of Aldmont as recorded in Map Book 3 on Page 50 in the Probate Office of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Ricarda Gómez Acosta and Maximiano Sandoval Arroyo, as joint tenants with right of survivorship**, and Grantee’s heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple

shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under my hand and seal this 8th day of December, 2025.

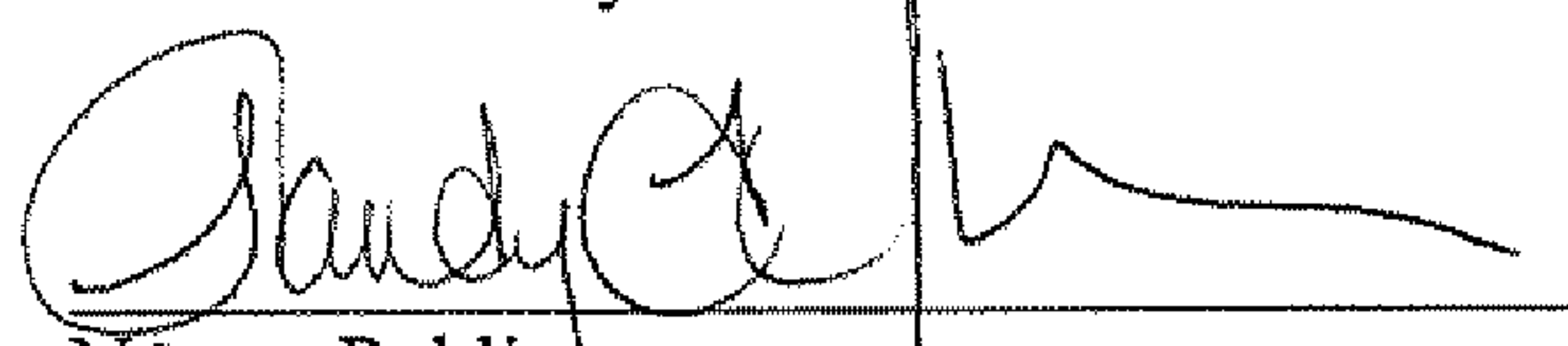
Hunter McCoy Properties, LLC, an Alabama
Limited Liability Company

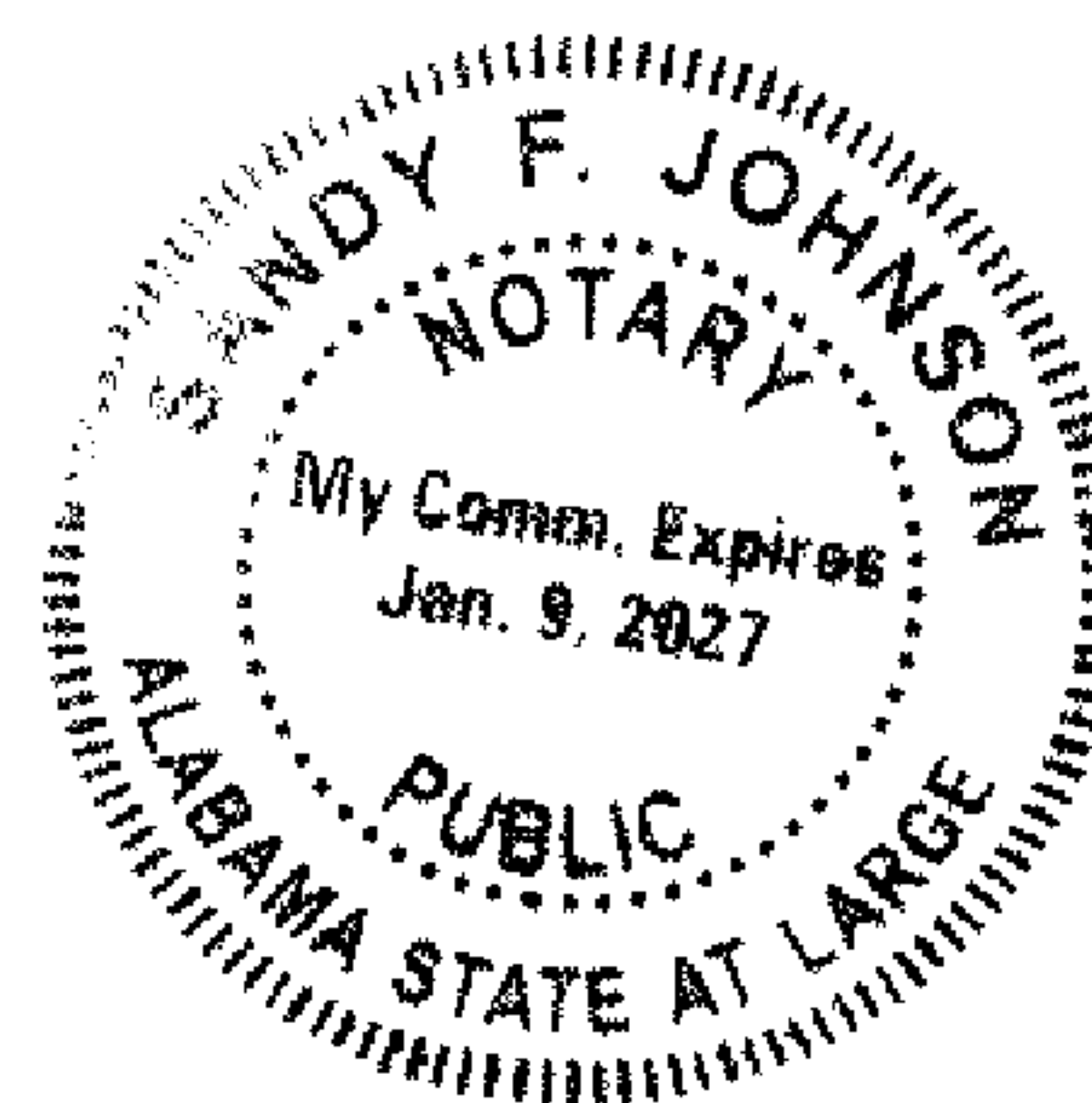

Jeff W. Fulton, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff W. Fulton, whose name(s) as Managing Member(s) of Hunter McCoy Properties, LLC, a/an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of Hunter McCoy Properties, LLC, on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2025.


Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 1/9/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2025 01:04:02 PM
\$70.00 BRITTANI
20251208000375090

Alvin S. Bayl