

Prepared by : Matt Lowe
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20251217000386200 1/3 \$362.00
Shelby Cnty Judge of Probate, AL
12/17/2025 03:00:03 PM FILED/CERT

Assessor's Parcel Number: 237 251 003 054.000

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

PABLO ALBERTO TEZEN and LINDA ZOEMMY ESTRADA GARCIA DE TEZEN, husband and wife, the GRANTORS,

Whose mailing address is 1001 Greenhead Drive, Alabaster, AL 35007;
hereby convey and quitclaim to

PABLO ALBERTO TEZEN and LINDA ZOEMMY ESTRADA GARCIA DE TEZEN, as co-Trustees of THE TEZEN LIVING TRUST, U/A dated 13 Dec, 2025, the GRANTEE,

Whose mailing address is 1001 Greenhead Drive, Alabaster, AL 35007;
All of THE FOLLOWING described real property situate in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

COMMONLY known as: 1001 Greenhead Drive, Alabaster, AL.

TO have and to hold to the said Grantee and Grantee's assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said grantors

is *NOT* homestead property of the said grantors

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Market Value \$333,600.00

Shelby County, AL 12/17/2025
State of Alabama
Deed Tax: \$334.00

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The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, we have set our hands and seals this 13th day of December, 2025.

PABLO ALBERTO TEZEN
TEZEN

LINDA ZOEMMY ESTRADA GARCIA DE

STATE OF ALABAMA

)

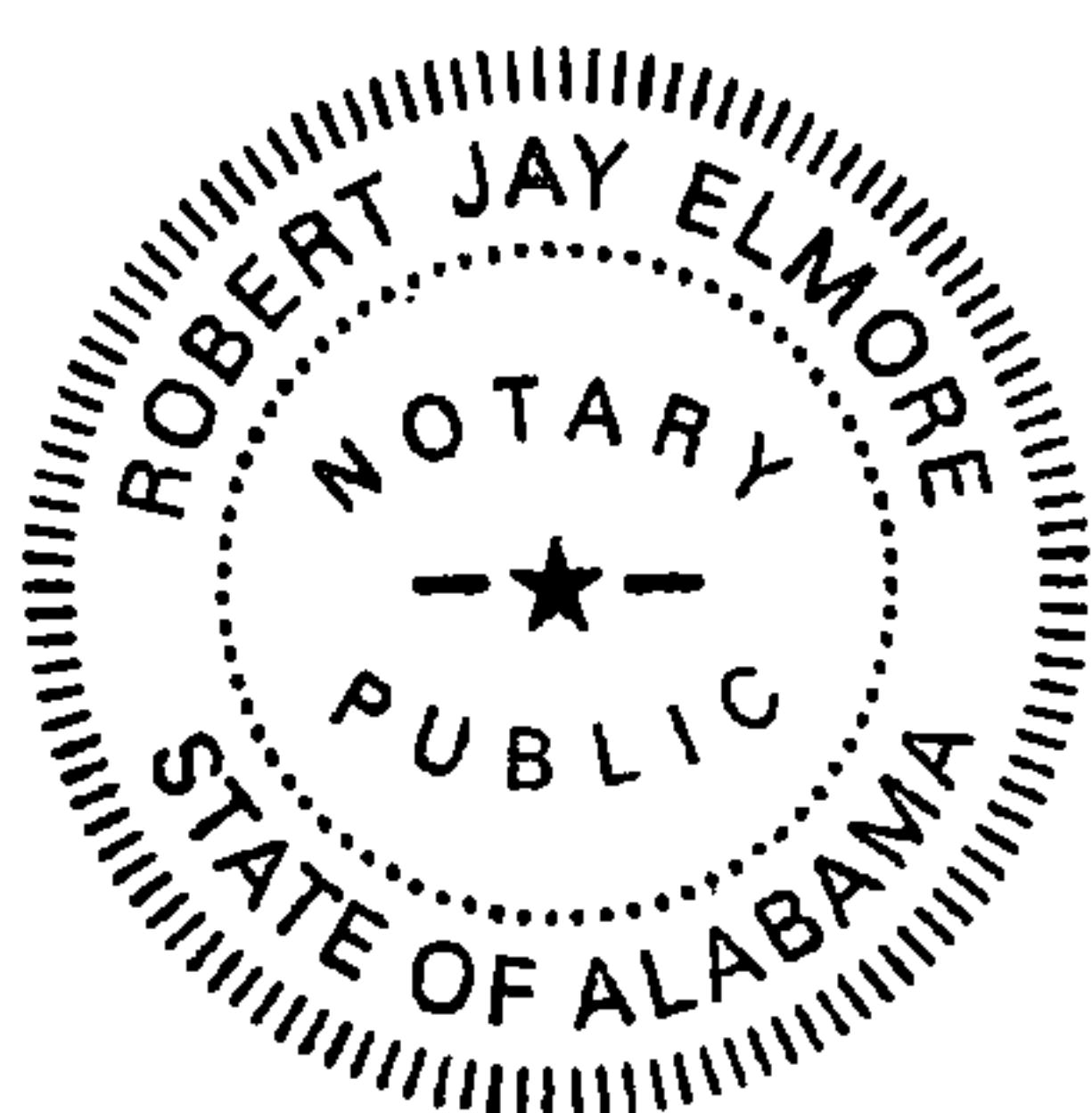
) ss.

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PABLO ALBERTO TEZEN and LINDA ZOEMMY ESTRADA GARCIA DE TEZEN, whose name(s) is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, their executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13 Dec, 2025.

(Seal)



Robert Jay Elmore

Print Name

NOTARY PUBLIC

My commission expires: 6/7/26



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EXHIBIT A

ADD INSERT LEGAL DESCRIPTION

Lot 80, according to the Survey of Mallard Landing, Phase I as recorded in Map Book 51, Page 64A, 64B, 64C, 64D, 64E, and 64F, in the Office of the Judge of Probate of Shelby County, Alabama.

and more commonly known as 1001 Greenhead Drive, Alabaster, AL 35007.

TAX PARCEL NUMBER: 23 7 25 1 003 054.000

