

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Brandon Azael Reyes Monsivais
604 Camden Cove Lane
Calera, AL 35040

QUITCLAIM DEED
[Title Not Examined – No Opinion Expressed]

STATE OF ALABAMA
COUNTY OF SHELBY

Tax Value \$29,820.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTORS, Reynaldo Reyes and Clara Monsivais, a married couple** (hereinafter referred to as **GRANTORS**), the receipt whereof is hereby acknowledged, the **GRANTORS** hereby remise, release, quitclaim, and convey unto the **GRANTEE, Brandon Azael Reyes Monsivais** (hereinafter referred to as **GRANTEE**), all of their rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1, according to the Survey of Wallace Subdivision, as recorded in Map Book 53, Page 40, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **60 Shady Hill Drive, Montevallo, AL 35115**

Parcel ID: **36-1-02-0-001-029.003**

TO HAVE AND TO HOLD, unto the said **GRANTEE**, their successors and assigns forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 8th day of DECEMBER 2025.

Reynaldo Reyes
Reynaldo Reyes

Clara Monsivais
Clara Monsivais

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Reynaldo Reyes** and **Clara Monsivais** whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day DECEMBER 2025.

Tracie A. Morgan
Notary Public
My Commission Expires:

TRACIE A MORGAN
Notary Public, Alabama State At Large
My Commission Expires 05/01/2029

Real Estate Sales Validation Form

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

Grantor's Name Reynaldo Reyes and Clara Monsivais
 Mailing Address 2217 Chapel Hill Rd
Hoover, AL 35216

Grantee's Name Brandon Azael Reyes Monsivais
 Mailing Address 604 Camden Cove Lane
Calera, AL 35040

Property Address 60 Shady Hill Drive
Montevallo, AL 35115

Date of Sale December 12, 2025
 Total Purchase Price \$10.00
 or
 Actual Value _____
 or
 Assessor's Market Value \$29,820.00

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 - \$29,820.00

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 December 12,

Print Jeff W. Parmer

Unattested _____
 (verified by)

Sign Jeff Parmer
 (Grantor/Grantee/Owner Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2026 08:59:06 AM
\$58.00 BRITTANI
2026010200000630

Allie S. Beal