

This instrument was prepared by:  
 Justin Smitherman, Esq.  
 173 Tucker RD STE 201  
 Helena, AL 35080

Send Tax Notice to:  
 Efrain Jimenez Martinez  
1211 Railroad Street  
Alabaster, AL 35007

STATE OF ALABAMA  
 SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for Ten and 00/100 Dollars (\$10.00) and other good consideration, the Grantor, **Leonardo Ramirez Matias, an unmarried man**, (hereinafter called Grantor, whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Efrain Jimenez Martinez**, (hereinafter called Grantee, whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL LAND LYING IN THE SE 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE NE CORNER OF SAID QUARTER-QUARTER, SAID POINT BEING A FOUND 3" CAPPED PIPE. THENCE RUN N 88°46'26" W FOR A DISTANCE 244.14 FEET TO A SET 5/8" REBAR CAPPED CLINKSCALES; THENCE RUNS 00°40'56" W FOR A DISTANCE OF 718.45 FEET TO A SET 5/8" REBAR CAPPED CLINKSCALES ON THE NORTHERN RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 270; THENCE RUNS 75°06'02" E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 252.64 FEET TO A SET 5/8" REBAR CAPPED CLINKSCALES; THENCE RUN ALONG SAID RIGHT OF WAY LINES 65°49'30" E FOR A DISTANCE OF 160.20 FEET TO A SET 5/8" REBAR CAPPED CLINKSCALES AT THE BEGINNING OF A CURVE LEFT HAVING A RADIUS OF 630.00 FEET, A CHORD OF 44.31 FEET, AND A CHORD BEARING OF S 67°50'25" E; THENCE RUN ALONG SAID CURVE AND RIGHT OF WAY FOR A DISTANCE OF 44.32 FEET TO A SET 5/8" REBAR CAPPED CLINKSCALES; THENCE RUN N 01°18'45" E LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 162.06 FEET TO A FOUND 1/2 "REBAR; THENCE RUN N 8°33'23" W FOR A DISTANCE OF 21.48 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 00°37'47" E FOR A DISTANCE OF 694.23 FEET TO A SET 5/8" REBAR CAPPED CLINKSCALES; THENCE RUN N 88°44'20" W FOR A DISTANCE OF 168.62 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 7.42 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS

NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

IN WITNESS WHEREOF I sign my hand, this the 14<sup>th</sup> day of

August, 2025.

X

Leonardo Ramirez Matias

STATE OF Alabama

COUNTY OF Shelby

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Leonardo Ramirez Matias**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14<sup>th</sup> day of

August, 2025.

Christopher R. Owens  
Notary Public  
My Commission Expires: 7/13/29

CHRISTOPHER R. OWENS  
Notary Public, Alabama State At Large  
My Commission Expires July 13, 2029

20260109000008610 3/3 \$97.00  
 Shelby Cnty Judge of Probate, AL  
 01/09/2026 01:01:19 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Leonardo Ramirez Matias

Grantee's Name Efrain Jimenez Martinez

Mailing Address 138 Carriage Drive  
Maylene, AL 35114

Mailing Address 1211 Railroad Street  
Alabaster, AL 35007

Property Address 660 Hwy 270  
Maylene, AL 35114

Date of Sale August 14, 2025  
 Total Purchase Price \$ \_\_\_\_\_  
 Or  
 Actual Value \$ \_\_\_\_\_  
 Or  
 Assessor's Market Value \$68,540.00

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 Assessor's Value - \$68,540.00

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 August 14, 2025

Print: Leonardo Ramirez Matias

Unattested

Sign

(verified by)

Grantor  Grantee/ Owner/Agent) circle one