

Send Tax Notice to:
Sergio Armando Acosta and Araceli
Acosta
120 Country Hills Road
Montevallo, AL 35115

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

20260115000014110
01/15/2026 01:18:27 PM
QCDEED 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned **Sergio Armando Acosta and Araceli Acosta, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

120 Country Hills Rd., Montevallo, AL 35115

by **Sergio Armando Acosta and Araceli Acosta, (herein referred to as "Grantee," whether one or more),** whose mailing address is

120 Country Hills Road, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee, as joint tenants with rights of survivorship, all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **120 Country Hills Road, Montevallo, AL 35115,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD to the said **Sergio Armando Acosta and Araceli Acosta, 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.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 9th day of January, 2026.

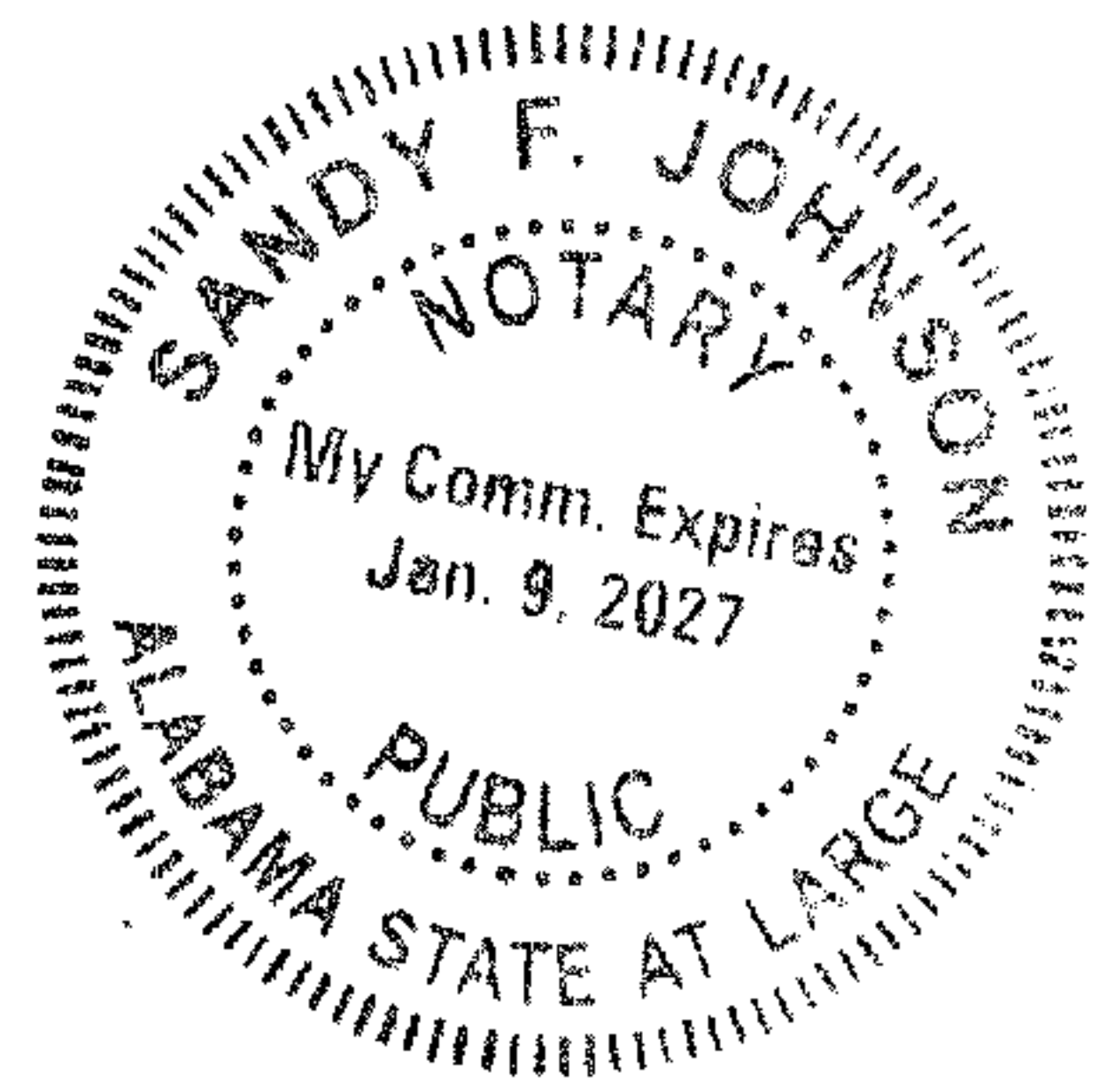
Sergio Armando Acosta
Sergio Armando Acosta
Araceli Acosta
Araceli Acosta

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sergio Armando Acosta and Araceli Acosta, 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 9th day of January, 2026.

Sandy F. Johnson
Notary Public: Sandy F. Johnson
My Commission Expires: 01/09/2027



Actual Value: \$72,350.00

EXHIBIT A

Property 1:

Tract 4-C, according to the Resubdivision of Tract 4A, Green Family Estates, as recorded in Map Book 61, Page 20, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2026 01:18:27 PM
\$97.50 PAYGE
20260115000014110

Allie S. Boyd