

Send Tax Notice to:

Jesus Galeana  
7834 Parkway Dr  
Leeds, AL 35094

**\*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:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF ~~ST. CLAIR~~  
**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

Irma L. Cerna, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

6570 Memory Lane, Trussville, AL 35173

by Jesus Galeana, (herein referred to as "Grantee," whether one or more), whose mailing address is

7834 Parkway Dr, Leeds, AL 35094

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of #7 Highway 478, Leeds, AL 35098,

and more particularly described as:

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

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 22 day of January, 2026.

Irma L Cerna

Irma L. Cerna

STATE OF Jefferson Alabama  
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Irma L. Cerna 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 22<sup>nd</sup> day of January, 2026

Kimberly Caution Yeager

Notary Public

My Commission Expires: 11-17-2028

**EXHIBIT A**

A portion of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 17 South, Range 1 East, being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 32, Township 17 South, Range 1 East and run Easterly along the South line thereof 798.85 feet to the point of beginning; thence continue along the last described course 539.05 feet to the Southwesterly right of way line of a public road (Leeds to Vincent Road); thence turn left 109°49' and run Northwesterly 382.53 feet along said right of way line; thence turn left 38°09' to the tangent of a curve to the left, said curve having a radius of 516.18 feet and an interior angle of 50°10'15"; thence continue along the arc of said curve, Westerly 452.00 feet; thence turn left 65°21'45" and run Southerly 410.80 feet to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/04/2026 08:06:40 AM  
 \$284.50 KELSEY  
 20260204000032210

*Allen S. Bayl*

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Irma L. Cerna</u>	Grantee's Name	<u>Jesus Galeana</u>
Mailing Address	<u>6870 Memory Lane</u> <u>Trussville, AL 35173</u>	Mailing Address	<u>7834 Parkway Dr</u> <u>Leeds, AL 35094</u>
Property Address	<u>#7 Highway 478</u> <u>Leeds, AL 35094</u>	Date of Sale	<u>01/22/2026</u>
		Total Purchase Price	<del>20,000.00</del>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <b>256250.00</b>

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)

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal        | <b>1/2 WAS GRANTED PER DIVORCE</b> |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other |                                    |
| <input type="checkbox"/> Closing Statement |   |                                    |

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 01/22/2026

Unattested \_\_\_\_\_  
 (verified by)

Print Michelle Earls  
 Sign *Michelle Earls*  
 (Grantor/Grantee/Owner/Agent) circle one