

This Instrument Prepared By:
Mary Stewart Nelson, Esq.
Fish Nelson & Holden, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send Tax Notice To:
Neo Way, LLC
6027 Kensington Way
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Leopoldo Islas-Portillo and Marcella Sanchez, married husband and wife (hereinafter, the "GRANTORS") hereby remises, releases, quitclaims, grants, sells, and conveys to NEO WAY, LLC (hereinafter, the "GRANTEE"), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Property Address: 6027 Kensington Way, Calera, AL 35040

Legal Description: Lot 66, according to the Survey of Kensington Place, Phase I, Sector 2, as recorded in the Map Book 40, Page 75, in the Probate Office of Shelby County, Alabama

to have and to hold to said Grantee forever.

No title search was performed in preparing this deed. No warranties are given by the preparer. None of the above consideration is from a purchase money mortgage filed simultaneously with this deed. Mortgage amount is \$0.00. Be it known that this deed was prepared without the benefit of a title search.


Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or any rights of way, and subject to any and all matters visible by survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein. Subject to 2025 property taxes and all subsequent years property taxes which are not yet due and payable.

Given under their hand and seal, this 27th day of January, 2026.

GRANTOR

GRANTOR


Leopoldo Islas-Portillo



Marcella Sanchez

STATE OF
COUNTY OF

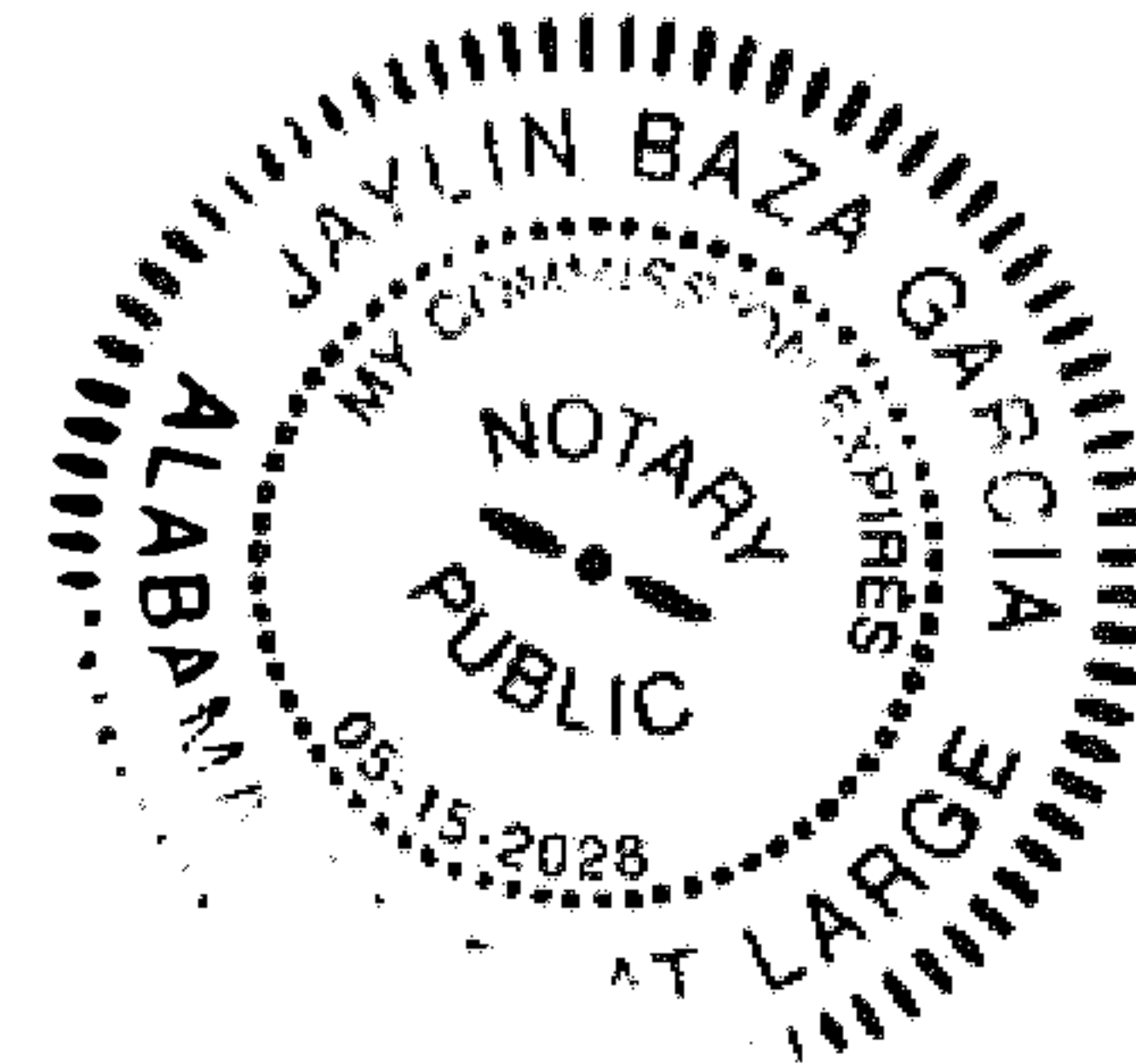
General Acknowledgement

I, Jaylin Baza Garcia, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Leopoldo Islas-Portillo and Marcella Sanchez, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 27th day of January, 2026.


Notary Public
My commission expires: 5/15/28

[SEAL]



Real Estate Sales Validation Form

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

Grantor's Name Leopoldo Oscar Potillo
Mailing Address 6027 Kensington Way
Calera AL
35040

Grantee's Name Neo Way LLC
Mailing Address 6027 Kensington Way
Calera AL 35040

Property Address 6027 Kensington Way
Calera AL
35040

Date of Sale 1/27/26
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 257,200.00

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 records

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 1/27/26

Print Maya [Signature]

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2026 02:49:49 PM
\$285.50 PAYGE
20260206000035420



Alvin S. Boyd

Form RT-1