

Prepared without benefit of Current Survey or Title Work

This instrument prepared by:

SEND TAX NOTICE TO:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

Glenn McGalliard
3381 Westover Road
Westover, Alabama 35147

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20130111000016170 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
01/11/2013 03:35:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE & 00/100 (\$1.00)** Dollars and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Lester H. Bridges**, a widower, does hereby grant, bargain, sell and convey unto **Glenn McGalliard**, and **Reggie McGalliard**, the following described real estate situated in Shelby County, Alabama, to wit:


Commence at the Southeast corner of Section 22, Township 19 South, Range 1 East, thence run West along the South line of said 1/4-1/4 section a distance of 574.46 feet to the point of beginning; thence continue in the same direction along the South line of said Section a distance of 112.48 feet; thence turn an angle of 62 degrees, 45 minutes to the right and run a distance of 300.54 feet to the southeast right of way of Old State Highway No. 280; thence turn an angle of 89 degrees, 47 minutes to the right and run along said right of way a distance of 100.00 feet; thence turn an angle of 90 degrees, 13 minutes to the right and run a distance of 352.42 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said **Glenn McGalliard** and **Reggie McGalliard** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

AND, I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to

sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 11 day of January, 2013.


Lester H. Bridges,
Grantor


STATE OF ALABAMA,


St. Clair COUNTY,

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lester H. Bridges**, 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 this deed, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of January, 2013.


Notary Public
My Commission Expires: 4-28-14


20130111000016170 2/3 \$53.00
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Real Estate Sales Validation Form

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

Grantor's Name Lester H. Bridges
Mailing Address _____

Grantee's Name Glenn McGilliard
Mailing Address 3381 Westover Rd
Westover, AL 35147

Property Address _____

Date of Sale 11/11/13
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 34,910



20130111000016170 3/3 \$53.00
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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 _____

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 1-11-13

Print GLENN MCGALLIARD

☒ Unattested

Paula Peter
(verified by)
Lead Assmt Clerk

Sign Glenn McGilliard
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1