

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Luis Quintana  
128 King Valley Drive  
Pelham, Alabama 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Linda O'Grady, an unmarried woman**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Luis Quintana and Aurora Luna**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

**See Exhibit "A" attached hereto**

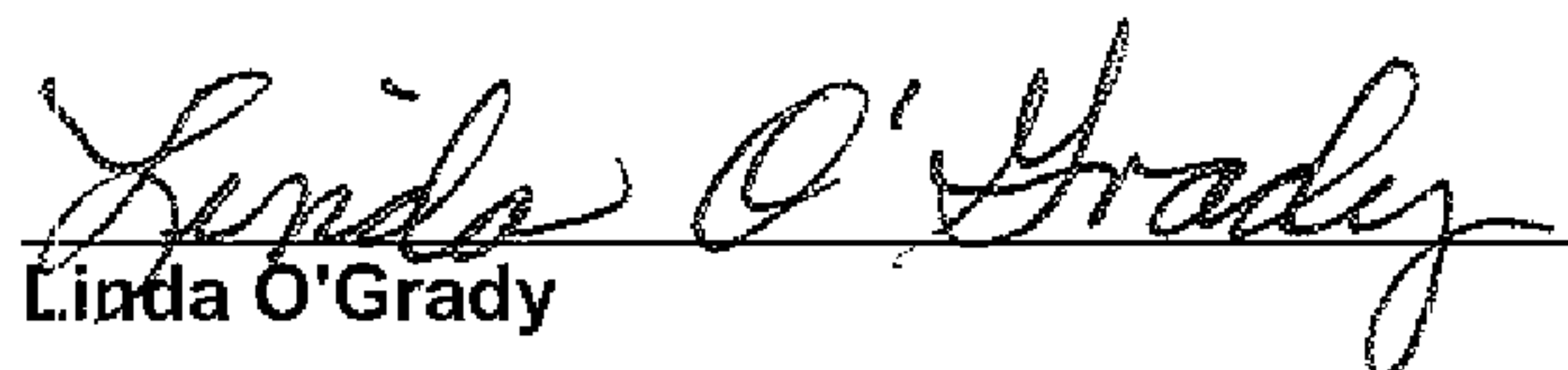
**\$50,000** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2016 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their 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 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.

And I do for myself and for my heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this **9th day of March, 2015**.

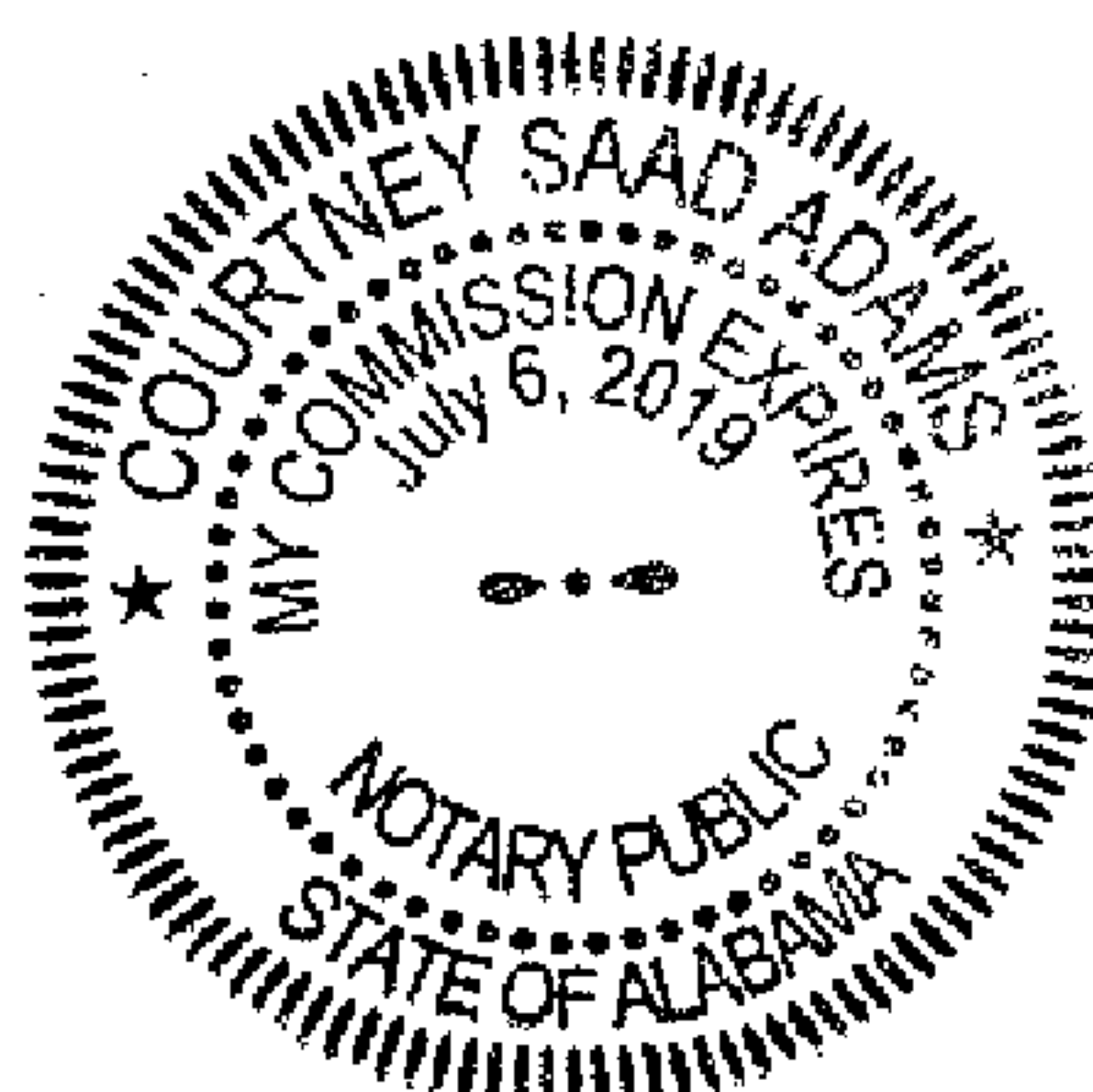
 (Seal)  
Linda O'Grady

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Linda O'Grady** 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 conveyance **she** executed the same voluntarily on the day the same bears date

Given under my hand and official seal this **9th day of March, 2015**.

  
Notary Public: Courtney Saad Adams  
My Commission Expires: 7/6/2019



**EXHIBIT A**  
**Legal Description**

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 7, Township 24 North, Range 13 East, being more particularly described as follows:

Commence at the Southwest corner of said 1/4 - 1/4 Section and run in an Easterly direction along the South line of said 1/4 - 1/4 Section for a distance of 662.75 feet to a point; thence deflect 92°09'00" to the left and run in a Northerly direction for a distance of 50.15 feet to the point of beginning of herein described parcel; thence continue along last described course in a Northerly direction for a distance of 829.00 feet to a point on the Southwesterly right of way of Shelby County Highway No. 18; thence deflect 64°04'10" to the left and run in a Northwesterly direction along said right of way for a distance of 183.85 feet to a point; thence deflect 114°59'20" to the left and run in a Southerly direction for a distance of 431.75 feet to a point; thence deflect 14°44'10" to the left and run in a Southeasterly direction for a distance of 359.30 feet to a point; thence deflect 20°10'40" to the left and run in a Southeasterly direction for a distance of 155.27 feet to the point of beginning.

Situated in Shelby County, Alabama.

20160315000082580 03/15/2016 11:04:23 AM DEEDS 3/3  
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Linda O'Grady**

Date of Sale: **March 9th, 2015**

Mailing Address: **4704 Highway 18  
Montevallo, Alabama, 35115**

Total Purchase Price: **\$100,000**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Property Address: **4704 Highway 18  
Montevallo, Alabama, 35115**

Grantee Name: **Luis Quintana**

Grantee Name: **Aurora Luna**

Mailing Address: **4704 Highway 18  
Montevallo, Alabama, 35115**

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

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Other \_\_\_\_\_

XX 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 Section 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 Section 40-22-1 (h).

Date: **March 9th, 2015**

Print: Luis Quintana

\_\_\_\_ Unattested

Sign: \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/15/2016 11:04:23 AM  
\$70.00 CHERRY  
20160315000082580

*[Signature]*