

\$ 7,000.00  
VALUE

Instrument Prepared by:  
Albert J. Osorio, Esq. (ASB) 3163-N93D  
Law Offices of Albert J. Osorio, LLC  
500 Southland Drive, Suite 214  
Birmingham, AL 35226

Send Tax notice to: Felix Guerrero Rodriguez  
Griselda Maldonado Aguilar  
3381 Westover Road  
Westover, AL 35147

**WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY )

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, WALLACE GLENN MCGALLIARD, a married man, do grant, bargain, sell and convey, unto FELIX GUERRERO RODRIGUEZ and GRISELDA MALDONADO AGUILAR, as Joint Tenants with Rights of Survivorship, the real estate described below situated in Shelby County, Alabama.

I, SARA MCGALLIARD, married to WALLACE GLENN MCGALLIARD, agree to grant, bargain, sell and convey any interest I may have whatsoever, whether in contract or in equity in the real estate described below situated in Shelby County, Alabama.


**Parcel: 08 5 22 0 001 034.000/ Shelby County, Alabama**

**Legal Description:** Commence at the Southeast corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 deg. West along the South boundary of said Section for a distance of 326.7 feet to the point of beginning; from this beginning point, proceed North 26 deg. 45 min. West for a distance of 255.87 feet; thence proceed North 63 deg. 26 min. East for a distance of 90 feet; thence proceed North 26 deg. 45 min. West for a distance of 210 feet to a point on the Southerly right of way line of Old U.S. 280 Highway; thence proceed South 63 deg. 17 min. 20 sec. West along the Southerly right of way of said road for a distance of 90 feet; thence proceed South 26 deg. 45 min. East for a distance of 100 feet; thence proceed South 63 deg. 17 min. 20 sec. West for a distance of 122 feet; thence proceed South 26 deg. 45 min. East for a distance of 300 feet, more or less, to a point on the South boundary of said Section 22; thence proceed South 89 deg. East along said boundary of said Section 22, to the point of beginning; being situated in the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT:

Shelby County, AL 10/19/2016  
State of Alabama  
Deed Tax: \$7.00

County Division Code: AL040  
Inst. # 201512300120462 Pages: 1 of 3  
I certify this instrument filed on  
12/11/2015 2:45 PM Doc: D  
Alan L. King, Judge of Probate  
Jefferson County, AL. Rec: \$22.00  
DeedTx: \$7.00  
Clerk: WORTHYV

  
20161019000383550 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
10/19/2016 10:01:27 AM FILED/CERT

Commencing at the Southeast corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 00 minutes 00 seconds West, a distance of 326.70 feet; thence North 26 degrees 45 minutes 00 seconds West, a distance of 255.97; thence North 63 degrees 26 minutes 00 seconds East, a distance of 90.00 feet; thence North 26 degrees 45 minutes 00 seconds West, a distance of 64.63 feet to the point of beginning; thence continuing Northwest along said line, a distance of 146.51 feet; thence South 63 degrees 36 minutes 06 seconds West a distance of 79.00 feet; thence South 26 degrees 45 minutes 00 seconds East, a distance of 146.52 feet; thence North 63 degrees 35 minutes 53 seconds East, a distance of 79.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 111, page 157 in Probate Office.
2. Right of way granted to Shelby County by instrument recorded in deed book 95, page 491 and deed book 104, page 459 in Probate Office.
3. Easement to Plantation Pipeline as shown by instrument recorded in deed book 112, page 211 in Probate Office.
4. Mineral and mining rights not owned by grantors.

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns, that I am lawfully seized in fee simple of the premises; that they are free from all encumbrances, except as may be stated above in this instrument and made part thereof as if set out in *haec verba*; that I have a good right to sell and convey same as foresaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantee, their heirs and assigns forever, against the lawful claims of all persons.

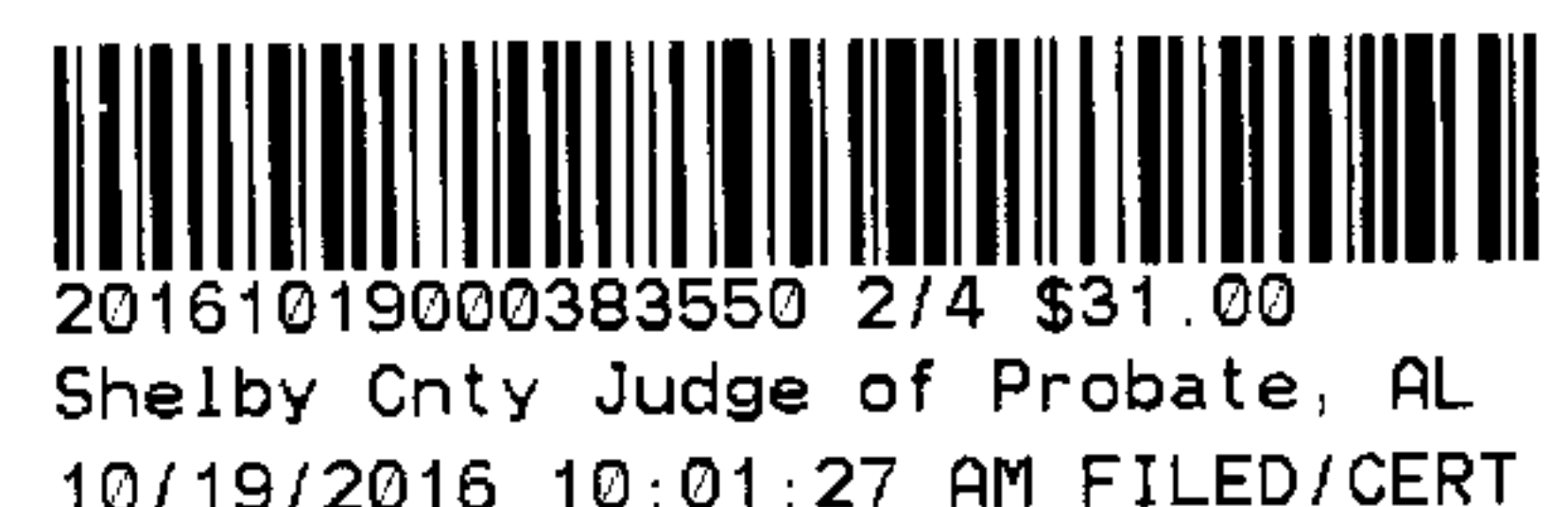
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9<sup>th</sup> day of December, 2015.

x Wallace Glenn McGalliard  
Wallace Glenn McGalliard (Grantor)

x Sara McGalliard  
Sara McGalliard (Wife of Grantor)

STATE OF ALABAMA

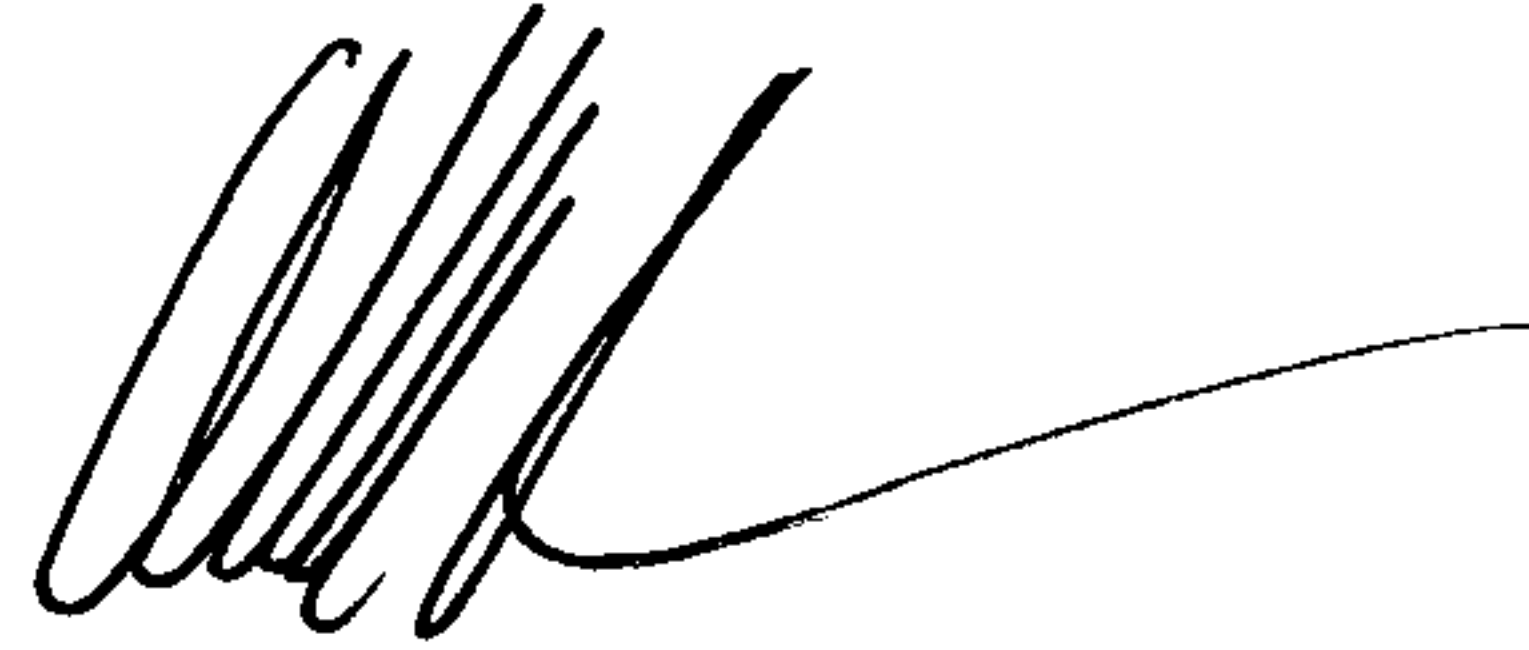
COUNTY OF JEFFERSON





I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that WALLACE GLENN MCGALLIARD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he has executed the foregoing conveyance.

Given under my hand and official seal, this the 9<sup>th</sup> day of December, 2015.



NOTARY PUBLIC

PRINTED NAME: ALBERT OSORIO

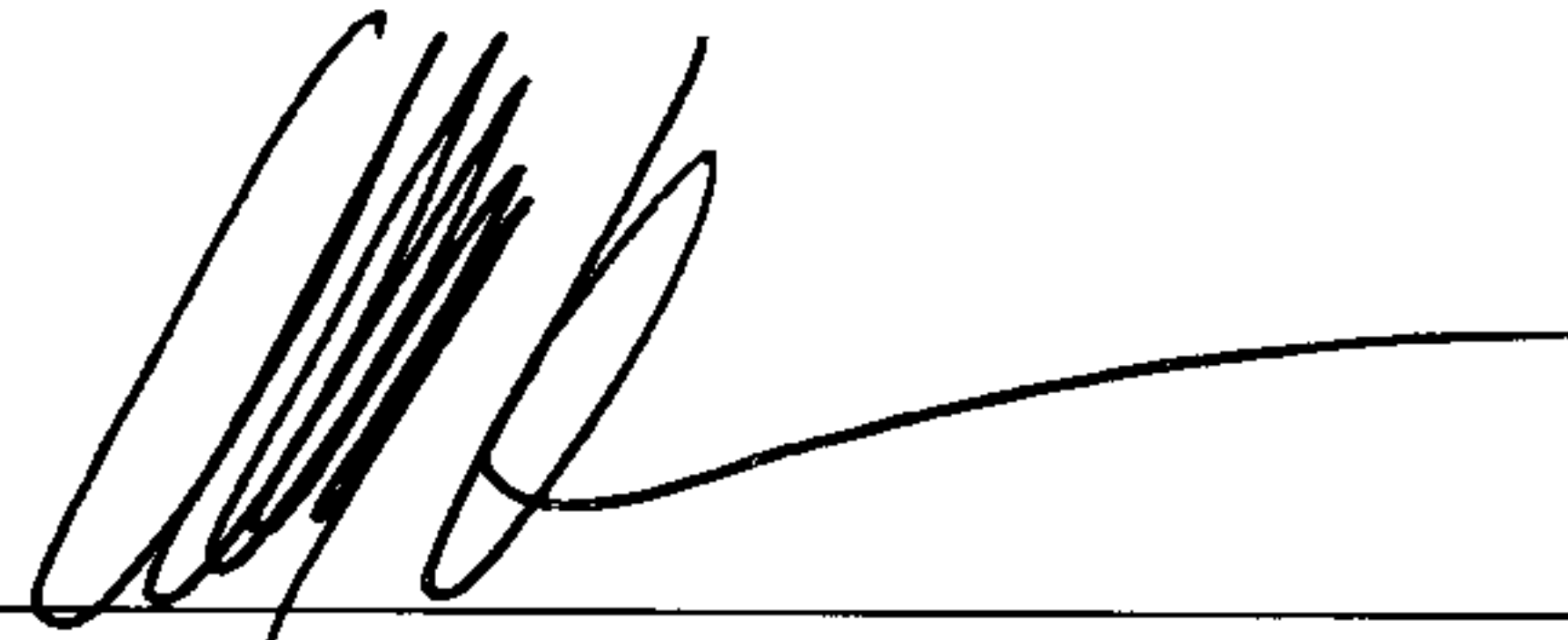
My Commission Expires: 7/17/17

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that SARA MCGALLIARD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, she has executed the foregoing conveyance.

Given under my hand and official seal, this the 9<sup>th</sup> day of December, 2015.



NOTARY PUBLIC

PRINTED NAME: ALBERT J. OSORIO

My Commission Expires: 7/17/17

# Real Estate Sales Validation Form

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

Grantor's Name Wallace McGalliard  
Mailing Address Sylacauga AL

Grantee's Name Felix Rodriguez  
Mailing Address 3381 Westover Rd  
Westover Rd  
Westover, AL 35147

Property Address 3381 Westover Rd  
Westover AL 35147

Date of Sale 12/9/15  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 7,000



20161019000383550 4/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
10/19/2016 10:01:27 AM FILED/CERT

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 \_\_\_\_\_

Print Felix Guerrero Rodriguez

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1