


Instrument Prepared by:
Albert J. Osorio, Esq.
Law Offices of Albert J. Osorio, LLC
500 Southland Drive, Suite 214
Birmingham, AL 35226

Send Tax notice to: Sara McGalliard
784 Coosa Co. Road 74
Sylacauga, AL 35151


20170705000237920 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
07/05/2017 02:41:05 PM FILED/CERT

Shelby County, AL 07/05/2017
State of Alabama
Deed Tax: \$51.50

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantors paid by the Grantee herein, the receipt whereof is acknowledged, I, Wallace Glenn McGalliard, a married man, do grant, bargain, sell, quitclaim, and convey, unto my lawful wife, Sara McGalliard any and all interest in the real estate described below situated in Shelby County, Alabama.

LEGAL DESCRIPTION: COMMENCE AT THE SE CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN WEST ALONG THE SOUTH LINE OF SECTION 22, A DISTANCE OF 464.43 FEET; THENCE TURN AN ANGLE OF 62 DEG. 21 MIN. TO THE RIGHT AND RUN A DISTANCE OF 302.98 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 100.00 FEET TO THE SE RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 280; THENCE TURN AN ANGLE OF 90 DEGREE 11 MIN. TO THE RIGHT AND RUN ALONG SAID OF WAY LINE A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel: 08 5 22 0 001 036.000

Physical Address: 3401 Westover Road, Westover, AL 35147.

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 I have a good right to sell and convey same as foresaid, and I am hereby conveying any and all my interests in said property that I hold as of the date of this conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of April, 2017.

Wallace Glenn McGalliard
Wallace Glenn McGalliard

STATE OF ALABAMA)

COUNTY OF SHELBY)

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, she has executed the foregoing conveyance.

Given under my hand and official seal, this the 15th day of April, 2017.

Kimberly Ann Bradley
NOTARY PUBLIC

PRINTED NAME: Kimberly Ann Bradley


My Commission Expires: 08/2018

Alyis Dexter Wilson

Witness

Print name: ALYIS DEXTER WILSON

4-15-2017
Date


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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 Wallace McGalliard
Mailing Address 784 Coosa Co. Rd 74
Sylacauga AL 35151

Grantee's Name Sara McGalliard
Mailing Address 784 Coosa Co. Rd 74
Sylacauga AL 35151

Property Address 3401 Westover Rd
Westover Rd 35117

Date of Sale 4/15/17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 51,320



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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 7/5/17

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1