


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: Griselda Maldonado Aguilar
3381 Westover Road
Westover, AL 35147


20180119000018430 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
01/19/2018 08:55:16 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of thirty thousand dollars (\$30,000.00)) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, SARA MCGALLIARD, a single woman, do grant, bargain, sell, quitclaim, and convey, unto GRISELDA MALDONADO-AGUILAR any and all interest in the real estate described below situated in Shelby County, Alabama.

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHEAST SHELBY CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, THENCE PROCEED SOUTH 89 EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 747.8 FEET TO THE POINT OF BEGINNING, THENCE PROCEED NORTH 26 38 58 WEST FOR A DISTANCE OF 350.43 FEET TO THE POINT ON THE SOUTHRNLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 280, HENCE PROCEED NORTH 63 17 20 EAST ALONG THE SOUTHERNLY RIGHT OF WAY LINE OF SAID ROAD FOR A DISTANCE OF 96.65 FEET; THENCE PROCEED SOUTH 26 45 EAST A DISTANCE OF 400 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID SECTION 22, THENCE PROCEED NORTH 89 WEST ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING; BEING SITUATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 WEST. SHELBY COUNTY, ALABAMA.

Parcel: 08 5 22 0 001 035.000

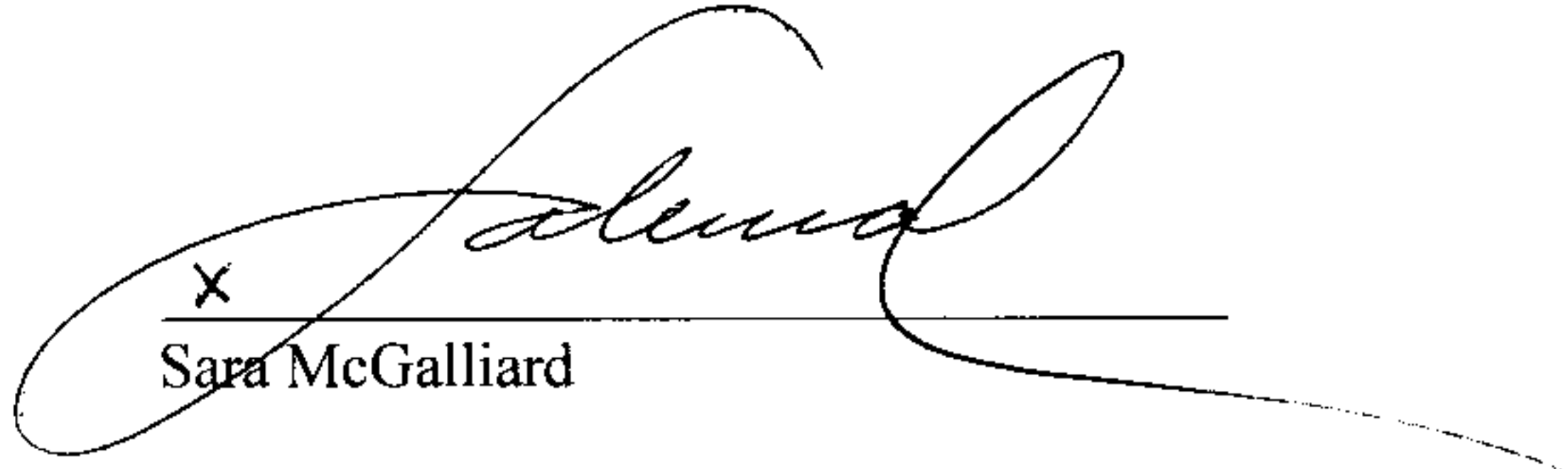
Physical Address: 3381 Westover Road, Westover, AL 35147

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 _____ day of January, 2018.

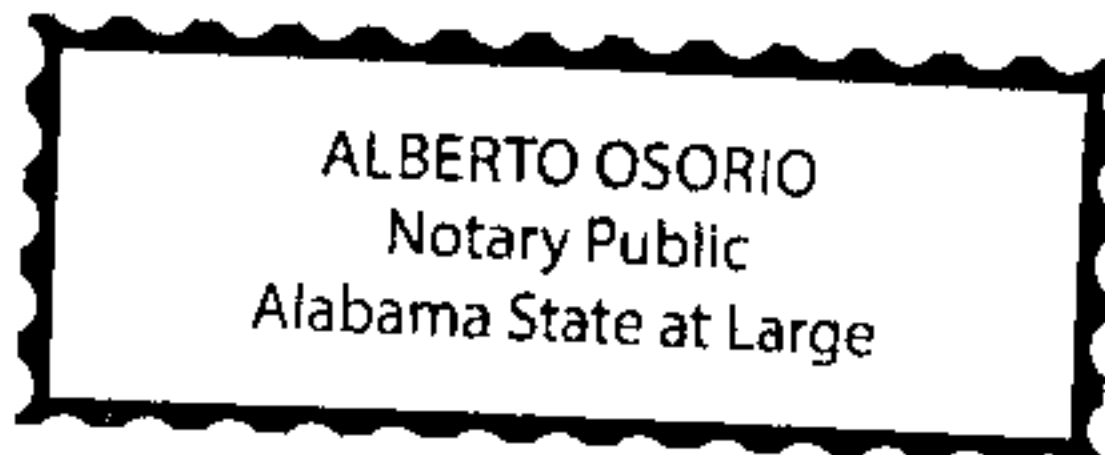

X
Sara McGalliard


STATE OF ALABAMA)

COUNTY OF SHELBY)

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 10th day of January, 2018.






NOTARY PUBLIC

PRINTED NAME: ALBERT J. OSORIO

My Commission Expires: 7/23/21


20180119000018430 2/3 \$51.00
Shelby Cnty Judge of Probate, AL
01/19/2018 08:55:16 AM FILED/CERT

Real Estate Sales Validation Form

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

ALBURY

Grantor's Name SARA MCGALLIARD Grantee's Name GRISelda MALDONADO
Mailing Address 784 COOSA CANYON ROAD 74 Mailing Address 3381 WESTOVER ROAD
SYLACAULA, AL. 35151 WESTOVER, AL. 35147

Property Address 3381 WESTOVER RD Date of Sale 11/10/18
WESTOVER, AL. 35147 Total Purchase Price \$ 30,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 DEED
☐ 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 11/19/18

Print ALBURY OSUNA

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Verified by)

Form RT-1