

2019.00
Tax @ 38.80
57.80

This Instrument was Prepared by:
Robert W. Pellock
Michele J. Pellock
410 Vivian Road
Calama, WA 98625

Send Tax Notice To: Mauricio Aguilar Romero
799 Horton Farm Road
Columbiana, AL 35051

20181113000399810 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
11/13/2018 09:22:33 AM FILED/CERT

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

Shelby County

That in consideration of the sum of One Hundred Twenty Three Thousand Eight Hundred Dollars and No Cents (\$123,800.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Robert W. Pellock and Michele J. Pellock, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Mauricio Aguilar Romero (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Beginning at a concrete monument corner marking the southwest corner of Section 35, Township 21 south, Range 1 West, Shelby County, Alabama, and run thence North 00 degrees 13 minutes 40 seconds East along the west line of said section a distance of 1,352.26 feet to a found rebar pipe property corner; thence turn North 89 degrees 16 minutes 18 seconds East a distance of 642.43 feet to a set rebar corner; thence run South 00 degrees 01 minutes 17 seconds West a distance of 1,350.28 feet to a set rebar corner on the south line of same said section 35; thence run South 89 degrees 06 minutes 14 seconds West along said south line of said section 35 a distance of 647.33 feet to the point of beginning. Property is subject to any and all agreements, easements, restrictions, omissions and/or limitations of probated record, regulation or applicable law.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Purchase money mortgage in the amount of \$85,000.00 closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of Nov, 2018.

Robert W. Pellock
Robert W. Pellock

Michele J. Pellock
Michele J. Pellock

State of WA

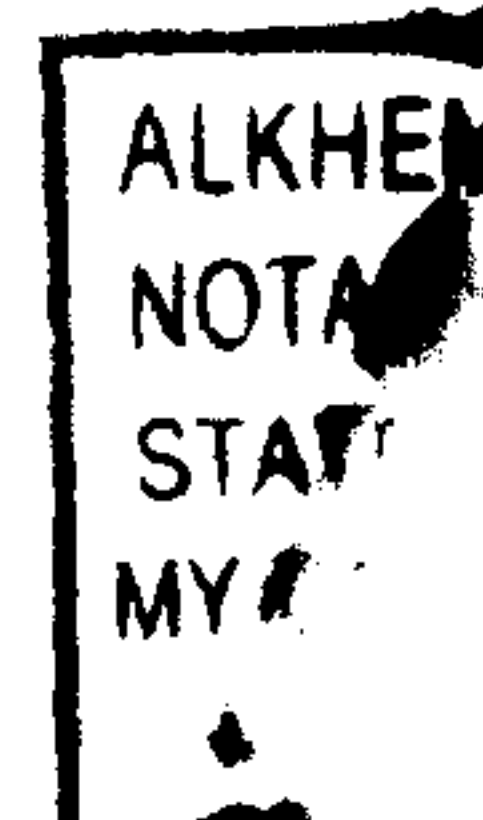
) General Acknowledgment

County of COWITZ

I, Alkhemia J. Redmond, a Notary Public in and for the said County, in said State, hereby certify that Robert W. Pellock and Michele J. Pellock, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of NOV, 2018.

Alkhemia J. Redmond
Notary Public, State of Alabama
Alkhemia J. Redmond
Printed Name of Notary
My Commission Expires: 06/02/22



Real Estate Sales Validation Form

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

Grantor's Name Robert W. Pellock
Michelle J. Pellock
Mailing Address 410 Vivian Road
Calama, WA 98625
Property Address 799 Horton Farm Road
Columbiana, AL 35051

Grantee's Name Mauricio Aguilar Romero
Mailing Address 799 Horton Farm Road
Columbiana, AL 35051
Date of Sale November 05, 2018
Total Purchase Price \$123,800.00
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
☒ 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 of 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 11/3/18

Unattested

(Signature)
(verified by)

Print Robert W. Pellock

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Michelle J. Pellock

Michelle J. Pellock

Form RT-1



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