

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357
Montevallo, AL 35115

Send Tax Notice:
Juan Carlos Gallo and
Sofia Sanchez

STATE OF ALABAMA)
SHELBY COUNTY) JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Thirty-Four Thousand & 00/100 Dollars (\$34,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Percy Jones and wife Catherine Jones** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Juan Carlos Gallo and ~~Jose~~ Efren Gallo Martinez** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

SEE EXHIBIT A

Note: This property does not constitute homestead property for the grantor.

This instrument was prepared without benefit of title.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 7 day of December, 2018 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR
Percy Jones (L.S.)
Percy Jones

STATE OF ALABAMA)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Percy Jones** which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7 day of December, 2018.

[Signature]
Notary Public
MCE
4/26/2020

Shelby County, AL 12/19/2018
State of Alabama
Deed Tax: \$34.00

GRANTOR

Catherine Jones (L.S.)
Catherine Jones

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smetham, a Notary Public for the State at Large, hereby certify that the above posted name, **Catherine Jones** which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.


GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7 day of December, 2018.

[Signature]
Notary Public
MCE

20181219000442900 2/4 \$58.00
Shelby Cnty Judge of Probate, AL
12/19/2018 08:31:16 AM FILED/CERT

Exhibit A

Lots 24, 25, and a portion of Lot 23, being more particularly described as follows: Begin at the Southeast corner of Lot 23; thence South 78 degrees 00 minutes 00 seconds West a distance of 8.04 feet to a 3/4-inch crimp pipe; thence North 16 degrees 11 minutes 54 seconds West a distance of 140.12 feet to a 1/2-inch rebar on the North line of said Lot 23; thence along said lot line North 78 degrees 00 minutes 00 seconds East a distance of 18.00 feet to a 3/4-inch crimp pipe at the Northeast corner of said Lot 23; thence along the East line of said lot South 12 degrees 07 minutes 25 seconds East a distance of 139.75 feet back to the point of beginning. All of the above described lands lying with Block "D" of Ellis' Addition to East Montevallo, an unrecorded map or plat. This also being the same lands as those described within Real Property Book 45, Pages 599-600, as recorded within the Office of the Judge of Probate, Shelby County, Alabama. All lying within Section 3, Township 24 North, Range 12 East. According to the survey of Brad S. Lucas, PLS #23005, dated January 26, 2007.


20181219000442900 3/4 \$58.00
Shelby Cnty Judge of Probate, AL
12/19/2018 08:31:16 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Percy + Catherine Jones
Mailing Address 320 South Brookwood Dr
Auburn AL 36830

Grantee's Name Juan Carlos Gallo
Mailing Address 98 Shop Street
Montevallo AL 35115

Property Address 291+299 Commerce St
Montevallo AL 35115

Date of Sale 12/7/18
Total Purchase Price \$ 34000
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 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 12/27/18

Unattested

(verified by)

Print Christopher R. Suthermer

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20181219000442900 4/4 \$58.00
Shelby Cnty Judge of Probate, AL
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