


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:

Griselda Maldonado Aguilar ✓
3381 Westover Road
Westover, AL 35147

QUIT CLAIM DEED


20181228000451810 1/4 \$39.00
Shelby Cnty Judge of Probate, AL
12/28/2018 01:21:14 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, FELIX GUERRERO RODRIGUEZ, a single man, do grant, bargain, sell, quit claim, and convey any and all interests I may have at law or in equity, unto GRISELDA MALDONADO AGUILAR, 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:

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, and I hereby agree to convey any and all interests I may have in the aforementioned property noted above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of April, 2018.

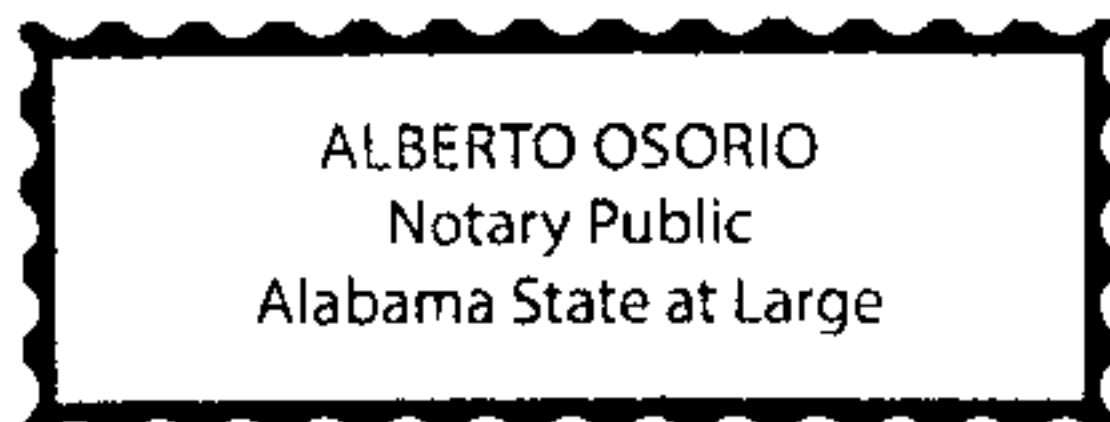

Felix Guerrero Rodriguez (Grantor)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that FELIX GUERRERO RODRIGUEZ, 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 18th day of April, 2018.



A handwritten signature in black ink, appearing to be "Alberto Osorio", written over a horizontal line.

NOTARY PUBLIC

PRINTED NAME: ALBERTO OSORIO

My Commission Expires: 7/21/23



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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 Felix Rodriguez
Mailing Address 165 Toffree Cir
Sylacauga, AL 35150

Grantee's Name Griselda Aguilar
Mailing Address 3381 Westover Rd
Westover AL 35185

Property Address 3381 Westover Rd
Westover, AL 35185

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 14,690

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 _____
Unattested [Signature]
(verified by)

Print Griselda Maldonado
Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1