


Send Tax Notice To & This Instrument Prepared By:  
Oswald Alessandro Quintana Barrios  
527 Sugarberry Drive  
Maylene, AL 35114

Shelby County, AL 04/19/2019  
State of Alabama  
Deed Tax: \$210.00

### Warranty Deed

  
20190419000130310 1/3 \$231.00  
Shelby Cnty Judge of Probate, AL  
04/19/2019 02:06:54 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

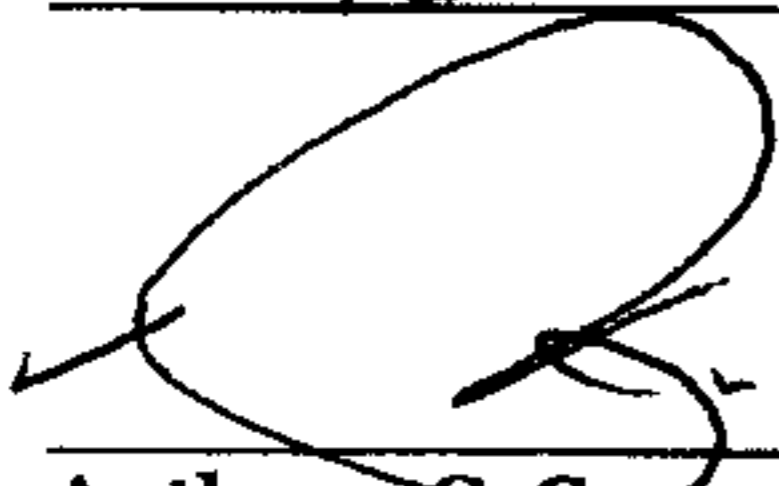
Know All Men by These Presents: That in consideration of *Two Hundred Ten Thousand Dollars (\$210,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we, **Anthony C. Grove, an unmarried man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Oswald Alessandro Quintana Barrios**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

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 said grantee(s), his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this

16<sup>th</sup> day of April, 2019.



Anthony C. Grove

(Seal)

STATE OF FLORIDA

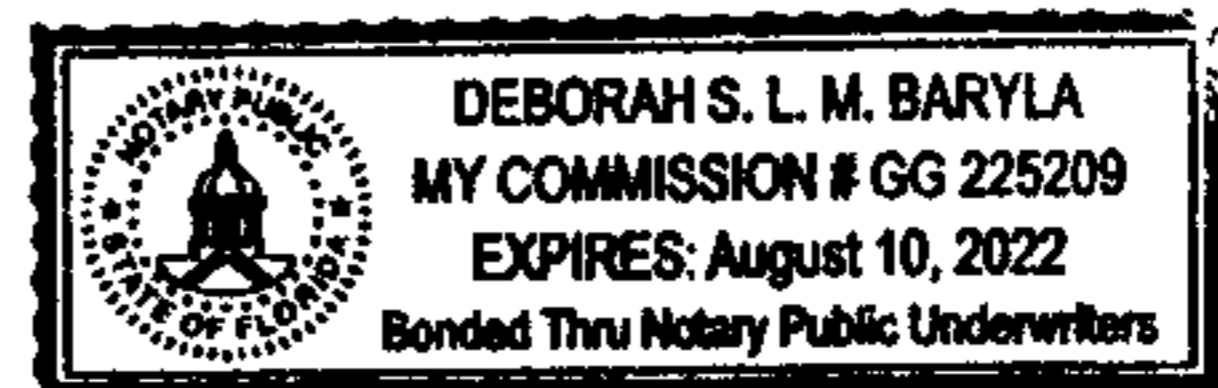
COUNTY OF Orange

I, Deborah S. L. M. Baryla, a Notary Public, in and for said County in said State, hereby certify that **Anthony C. Grove**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 16<sup>th</sup> day of April, 2019.

  
Notary Public


My Commission Expires: 8/10/2022



**Exhibit "A" Legal Description**

**Lot 505, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 21, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.**

  
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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 Anthony C. Grove  
Mailing Address 13573 Hartles Groves Place,  
Apartment 304  
Clermont, FL 34711-8769

Grantee's Name Oswald Alessandro Quintana Barrios  
Mailing Address 527 Sugarberry Drive  
Maylene, AL 35114

Property Address 217 Lane Park Circle  
Maylene, AL 35114

Date of Sale April 18, 2019  
Total Purchase Price \$ 210,000.00  
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 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 4-18-19

Print Oswald Alessandro Quintana Barrios

Unattested Bryan Gregg  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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