

Send tax notice to:
RAFAEL PEREZ-DOMINGUEZ
131 Sugar Cane Lane
Maylene, AL 35114

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2018033

WARRANTY DEED

**20180208000041510
02/08/2018 09:38:31 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand and 00/100 Dollars (\$18,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DIONISIO RIVERA and MARIA RIVERA, a married couple **whose mailing address** is: 3012 Long Leaf Lane, Helena, AL 35080 (hereinafter referred to as "Grantors") by RAFAEL PEREZ-DOMINGUEZ **whose property address** is: 131 Sugar Cane Lane, Maylene, AL 35114 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the South ½ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the Northwest corner of the Northwest ¼ of the Southeast ¼ of Section 20 run South 00 degrees 02 minutes West for 276.2 feet; thence run South 77 degrees 52 minutes West 151.9 feet; thence run South 45 degrees 21 minutes East 35.9 feet to the point of intersection of the South margin of an unpaved public road and the Easterly right of way line of County Road No. 63, the point of beginning of subject lot; From said point, run along the unpaved public road North 74 degrees 43 minutes East for 131.7 feet; continue along said road North 66 degrees 25 minutes East for 114.9 feet; continue along said road North 60 degrees 31 minutes East for 88.2 feet; thence run along a cable fence South 16 degrees 16 minutes East for 32.2 feet to a corner pot of a cemetery; thence run along a fence South 06 degrees 28 minutes East for 98 feet; thence run North 85 degrees 32 minutes West for 288 feet to a point on said right of way line of County Road No. 63; run thence in a Northwesterly direction along said road right of way line (a curve concave left) for 40 feet to the Point of Beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability to injury or damage to persons or property as a result of the exercise of such rights.
3. Less and except any portion of subject property lying within a road right of way.
4. Right of way granted to Alabama Power Company as set forth in Book 101, Page 557, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Shelby County as set forth in Book 200, Page 463, in the Office of the Judge of Probate of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 6th day of February, 2018.

Dionisio Rivera
DIONISIO RIVERA

Maria Rivera
MARIA RIVERA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIONISIO RIVERA and MARIA RIVERA whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of February, 2018.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2018
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/08/2018 09:38:31 AM
\$36.00 CHERRY
20180208000041510

James W. Fuhrmeister