


This instrument was prepared by:  
Joseph Charles Somma  
2107 5<sup>th</sup> Avenue North, Suite 301  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**  
Mr. Mario Perez Cruz  
Mrs. Yolanda Moreno Bautista  
272 Wooten Road  
Alabaster, Alabama 35007

# WARRANTY DEED

STATE OF ALABAMA            )  
                                          )  
COUNTY OF SHELBY         )

  
20220406000142150 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/06/2022 11:06:46 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration of **One Hundred Thousand and No/100 Dollars (\$100,000.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEES** herein, the receipt and sufficiency whereof is acknowledged, **Karen Vernon Alley and Roland Edward Alley, Wife and Husband**, (herein referred to as **GRANTORS**), do grant, bargain, sell and convey unto **Mario Perez Cruz and Yolanda Moreno Bautista** (herein referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel I**

A certain parcel of land and a two (2) room wood frame house situated in the SE ¼ of the NE ¼ of Section 23, Township 21 South of Range 3 West, more particularly described as follows: Begin at the NW corner of said 40 acre tract and run East along the Northern boundary of the 40 acre tract 75feet; thence South, perpendicular to said Northern boundary 210 feet; thence West parallel to said Northern boundary 75 feet to the Western boundary of said 40 acre tract; thence North along said Western boundary 210 feet to the point of beginning.

**Parcel II**

Commence at the Northwest corner of SE ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West and run thence East along the North line of said ¼ - ¼ section a distance of 75 feet to the Northeast corner of lot owned by the Vernons for the point of beginning of the lot herein conveyed; thence continue East along said ¼ - ¼ section line 100 feet; thence South and parallel with the West line of said ¼ - ¼ section line a distance of 210 feet; thence West and parallel with the North line of said ¼ - ¼ line 100 feet to the Southeast corner of the Vernon lot; thence along same North and parallel with the West line of said ¼ - ¼ line 210 feet to the point of beginning.

**Parcel III**

Begin at the NE corner of the Eastern ½ of the SW ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West, run South along the East boundary a distance of 122 feet to the point of beginning; thence run South a distance of 10 feet; thence turn an angle to the right and run parallel to the North line of said ¼ section a distance of 354.9 feet; thence turn an angle to the right and run North 10 feet parallel to the East line of said ¼ section; thence turn an angle to the right and run parallel to the North line of said East ½ a distance of 356 feet to the point of beginning.

**Parcel IV**

Begin at the North east corner of the SW ¼ of NE ¼, Section 23, Township 21 South, Range 3 West and run West along the North boundary line of said quarter-quarter section a distance of 356 feet; thence run South 122 feet; thence run East and parallel with said North boundary line of said quarter-quarter section 356 feet to the East boundary line of said quarter-quarter section; thence North along said East boundary line 122 feet to the point of beginning, and lying in the SW ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West.

*The subject property, containing four separate parcels, having the following physical address: 272 (and 254) Wooten Road, Alabaster, Alabama 35007 and all parcels being located within Shelby County, Alabama ("property address").*

Subject to: (1) Taxes for the year 2022 and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any (3) mineral and mining rights, if any.

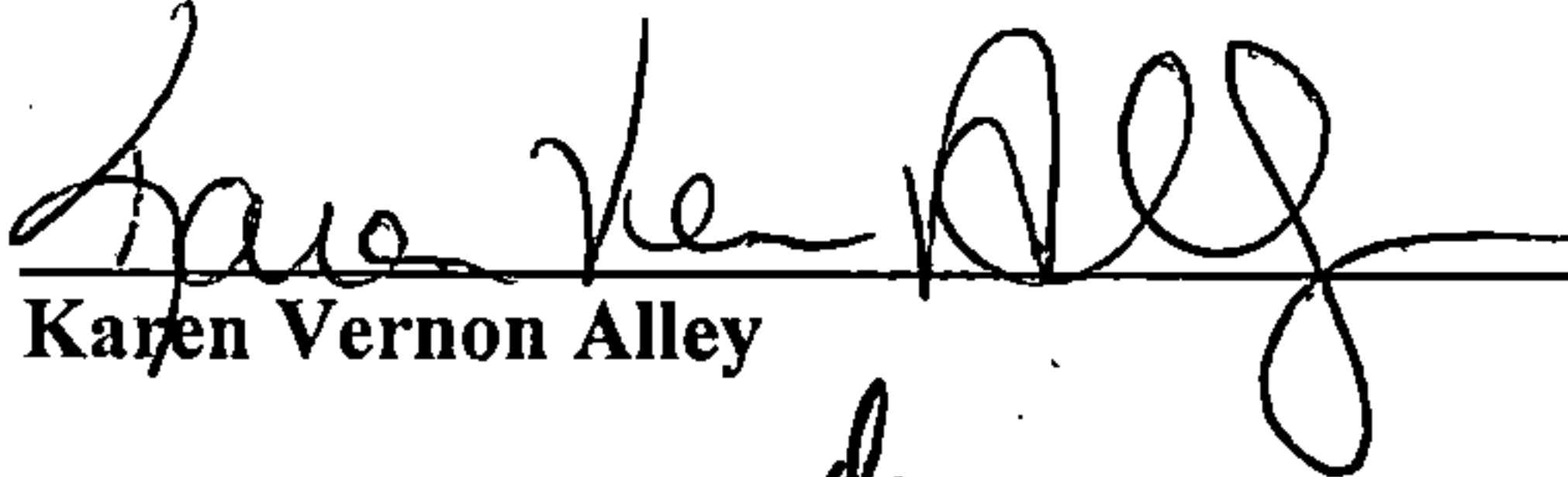
\$100,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan executed simultaneously herewith.

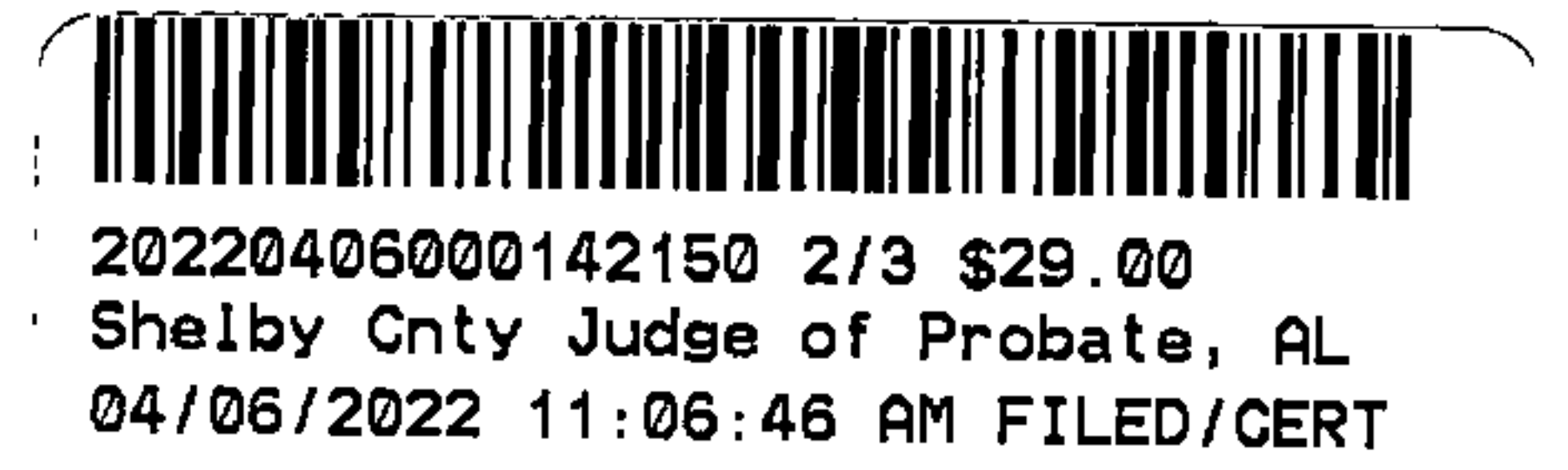
*REA*      *YMB*

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs, and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and 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 persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seal, this 1<sup>st</sup> day of April 2022.

 (Seal)  
Karen Vernon Alley

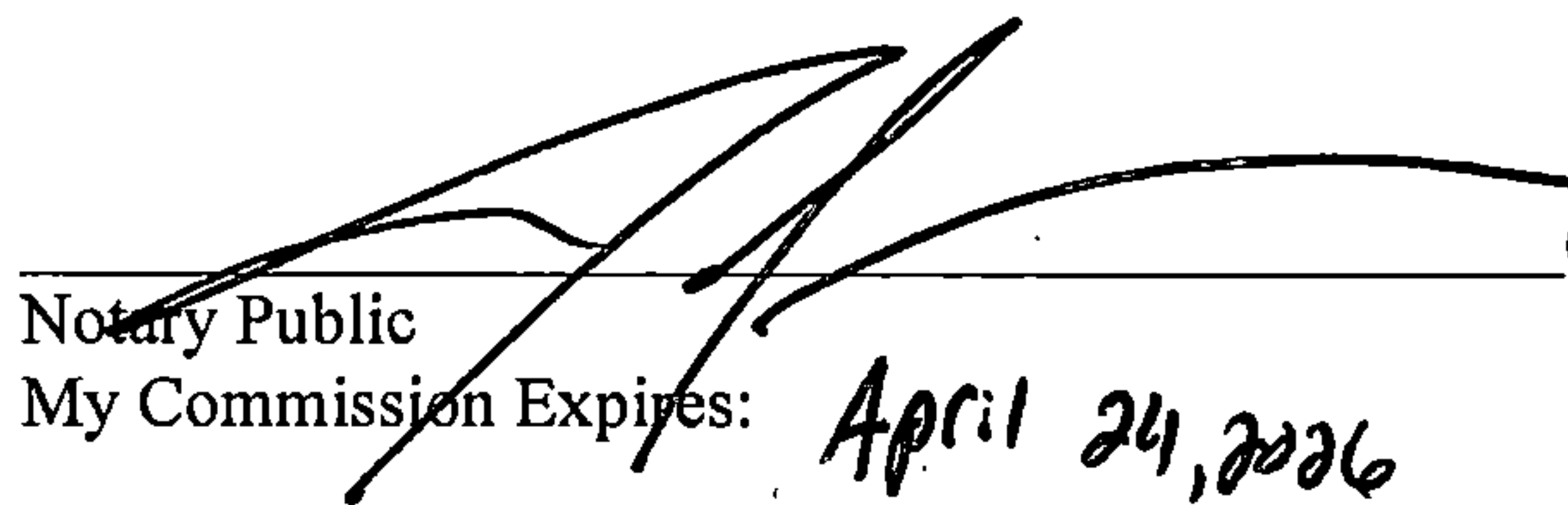


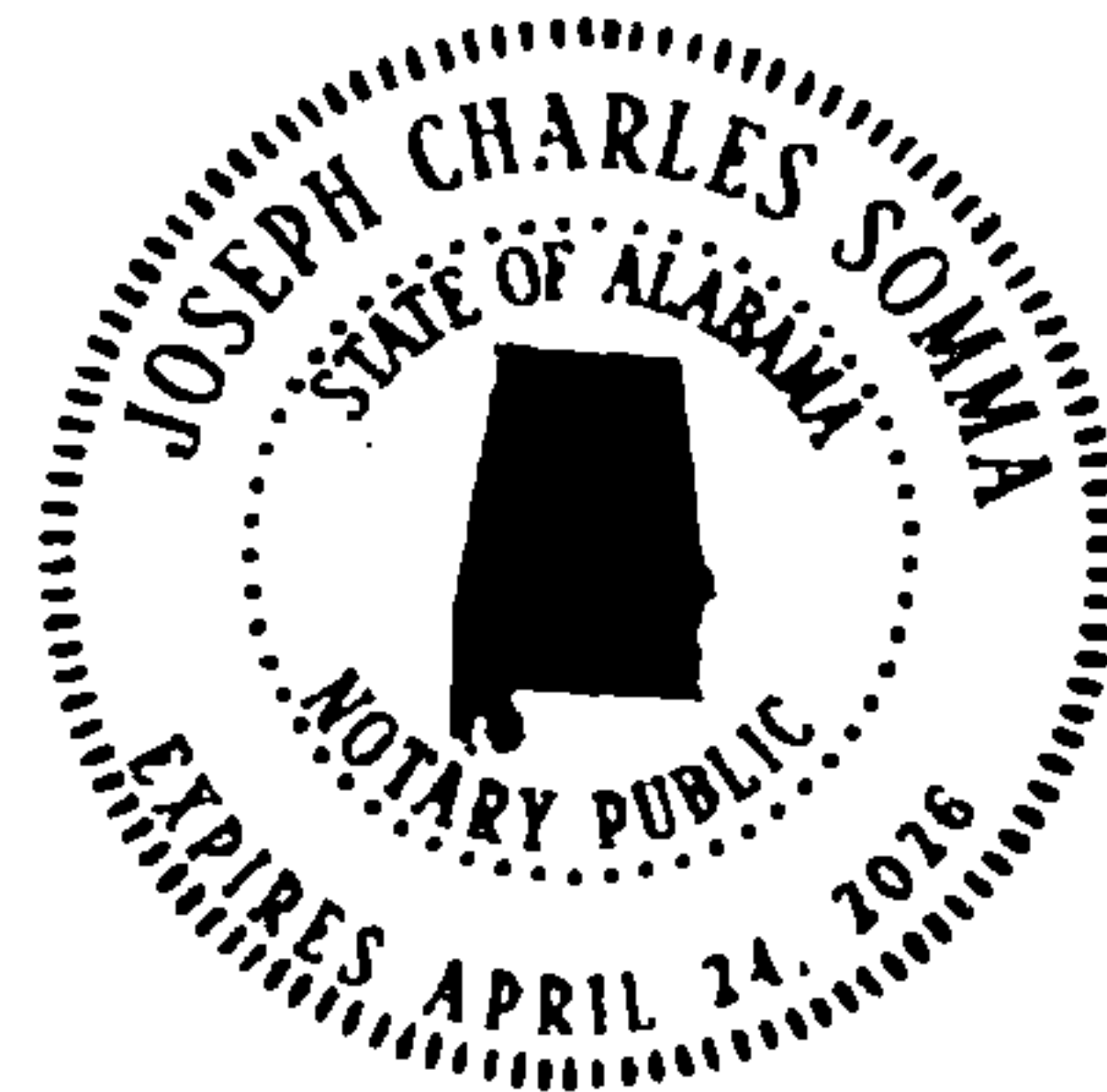
 (Seal)  
Roland Edward Alley

STATE OF ALABAMA        )  
                                          )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Karen Vernon Alley**, whose name is signed to the foregoing conveyance, and who is known to me (or identity is satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears this date.

Given under my hand and official seal this 1<sup>st</sup> day of April 2022.

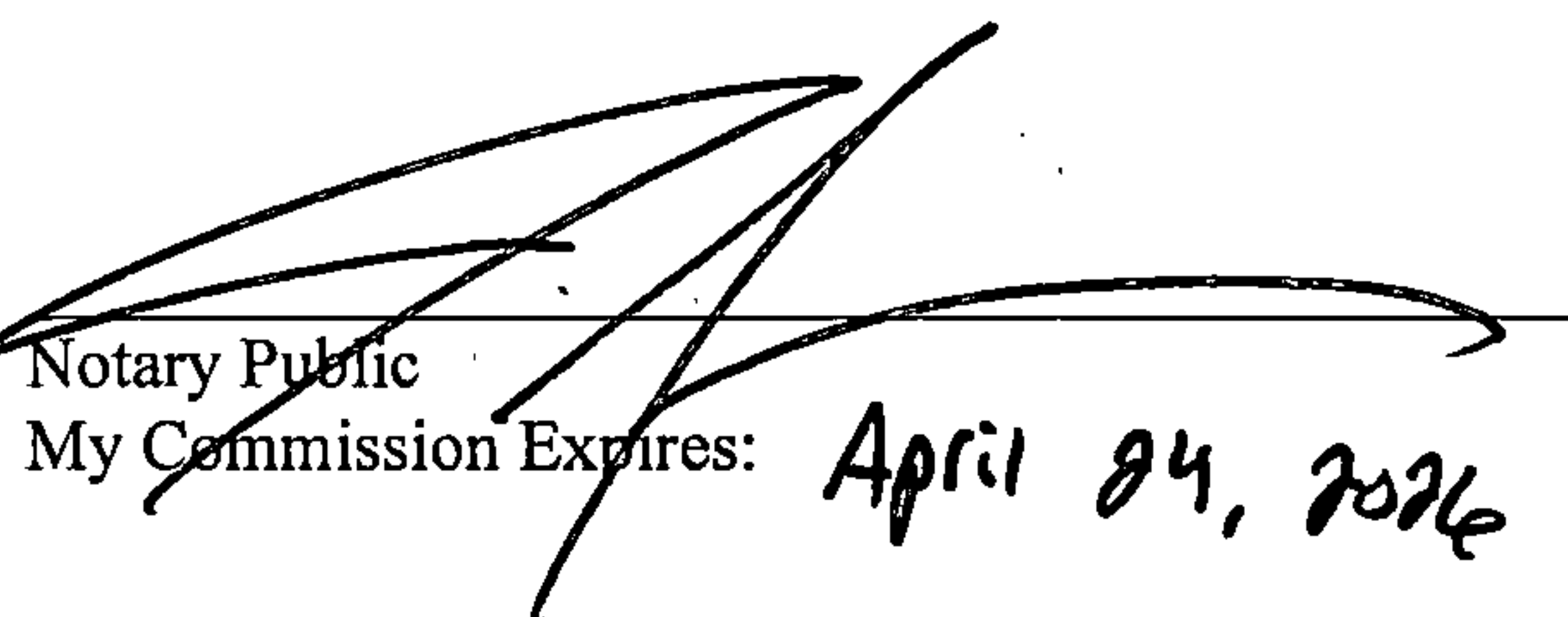
 (Seal)  
Notary Public  
My Commission Expires: *April 24, 2026*



STATE OF ALABAMA        )  
                                          )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Roland Edward Alley**, whose name is signed to the foregoing conveyance, and who is known to me (or identity is satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears this date.

Given under my hand and official seal this 1<sup>st</sup> day of April 2022.

 (Seal)  
Notary Public  
My Commission Expires: *April 24, 2026*



Real Estate Sales Validation Form

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

Grantor's Name Kela & Robert Alby  
Mailing Address 7904 Alabama Highway 191  
Maplesville, AL 36750

Grantee's Name Mario Pérez Cruz  
Mailing Address 272 Wooten Road  
35002

Property Address 272 Wooten Road  
Albion, AL 35007

Date of Sale 1/1/22  
Total Purchase Price \$ 100,000  
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 Deed in Mortgage

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 4/6/22

Print Joseph Charles Smith

Unattested



20220406000142150 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/06/2022 11:06:46 AM FILED/CERT

Sign

*(Handwritten Signature)*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1