

This Instrument was Prepared by:

Send Tax Notice To: Jaime Perez

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

557 Hwy 315
Columbiana, AL 35051

File No.: S-22-28286

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Three Thousand Five Hundred Dollars and No Cents (\$23,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Blakely McBee, a married man and James Blackmon, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jaime Perez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

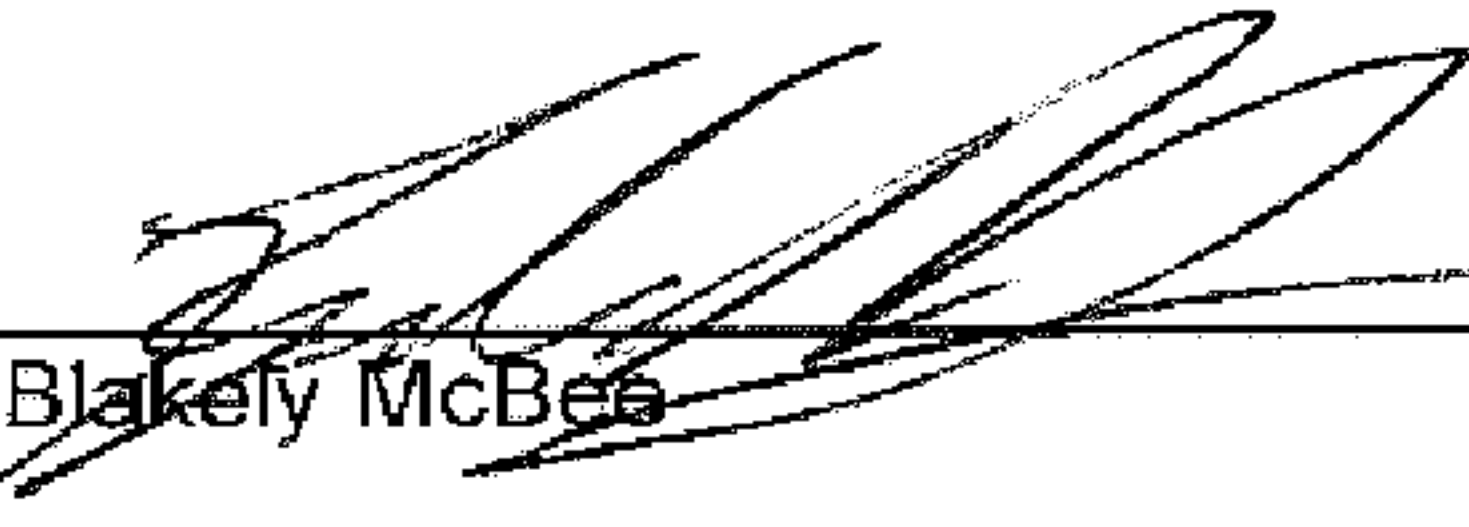
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

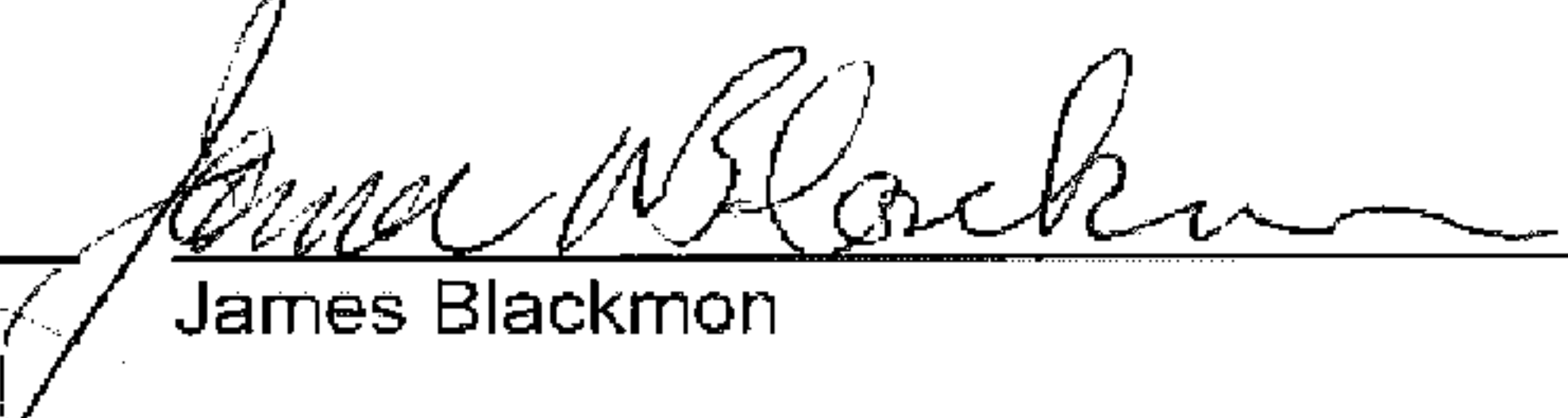
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of May, 2022.


Blakely McBee



James Blackmon

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Blakely McBee and James Blackmon, 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 and official seal this the 13th day of May, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

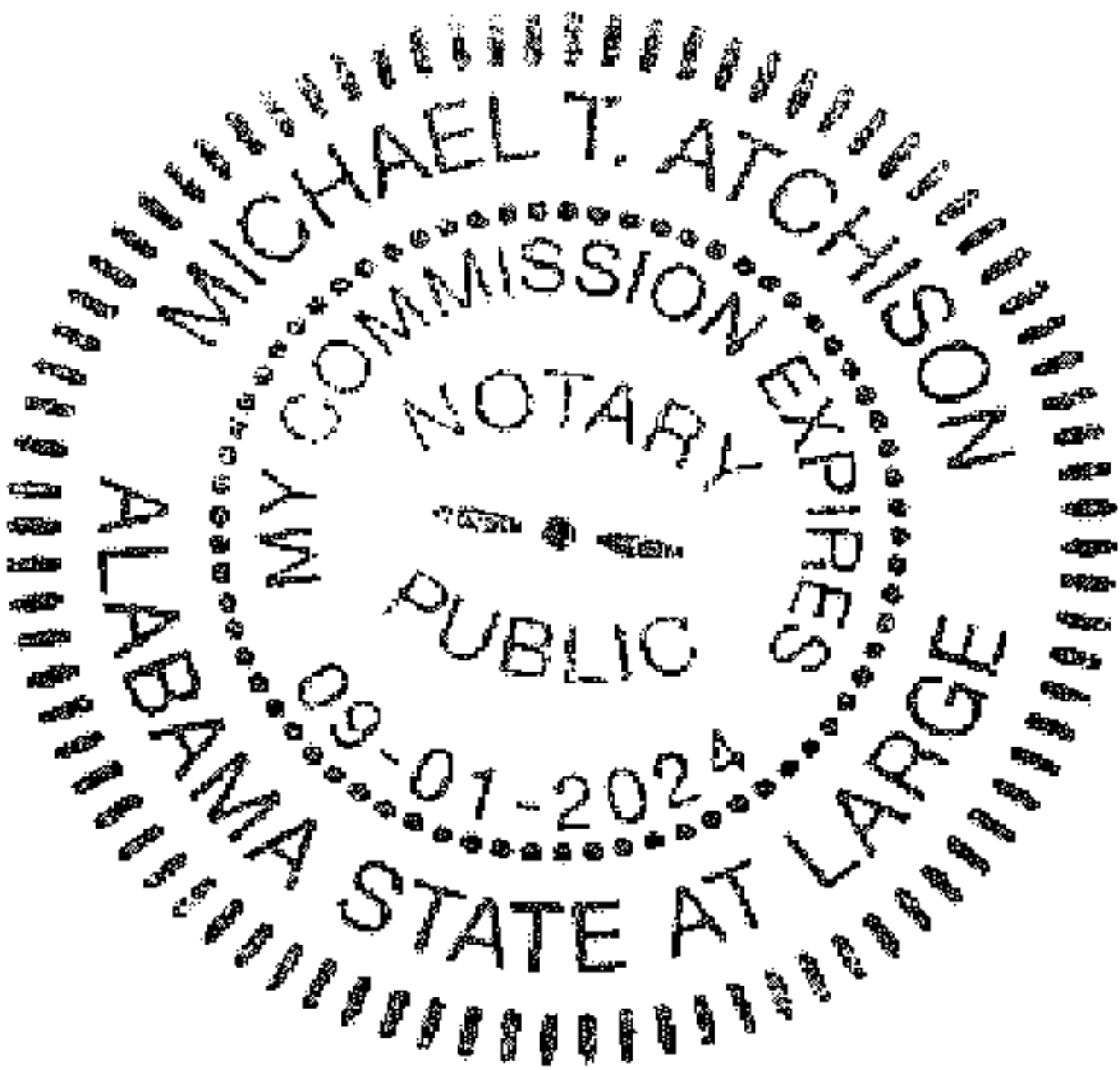


EXHIBIT "A"
LEGAL DESCRIPTION

Tract II:

From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 2 East, run North along the West line of said 1/4-1/4 a distance of 588.86 feet; thence right 80 degrees 50 minutes 32 seconds a distance of 60.82 feet to the point of beginning; thence continue in a straight line a distance of 197.69 feet; thence left 90 degrees 52 minutes 37 seconds a distance of 83.15 feet; thence left 88 degrees 57 minutes 57 seconds a distance of 196.79 feet; thence left 90 degrees 24 minutes 26 seconds a distance of 83.68 feet to the point of beginning.

According to the survey of Van Marcus Peavy, RLS #16681, dated October 24, 1994

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Blakely McBee
James BlackmonMailing Address 777 Hwy 41
Wilsonville, AL 35186Property Address 306 Valentine Cir.
Wilsonville, AL 35186Grantee's Name Jaime PerezMailing Address 557 Hwy 315
Columbiana, AL 35057Date of Sale May 13, 2022
Total Purchase Price \$23,500.00

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 of 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 May 10, 2022Print Blakely McBee**Unattested**Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2022 03:17:38 PM
\$51.50 JOANN
20220513000197680*Allen S. Bayl***Form RT-1**