

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Maria De Lourdes Colin Saavedra
and Daniel Dominguez Garcia
5204 Smokey Road
Calera, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **RICKY PICKETT, a married man** (herein referred to as Grantor), grant, bargain, sell and convey unto **MARIA DE LOURDES COLIN SAAVEDRA and DANIEL DOMINGUEZ GARCIA** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$114,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 1st day of August, 2022.



RICKY PICKETT

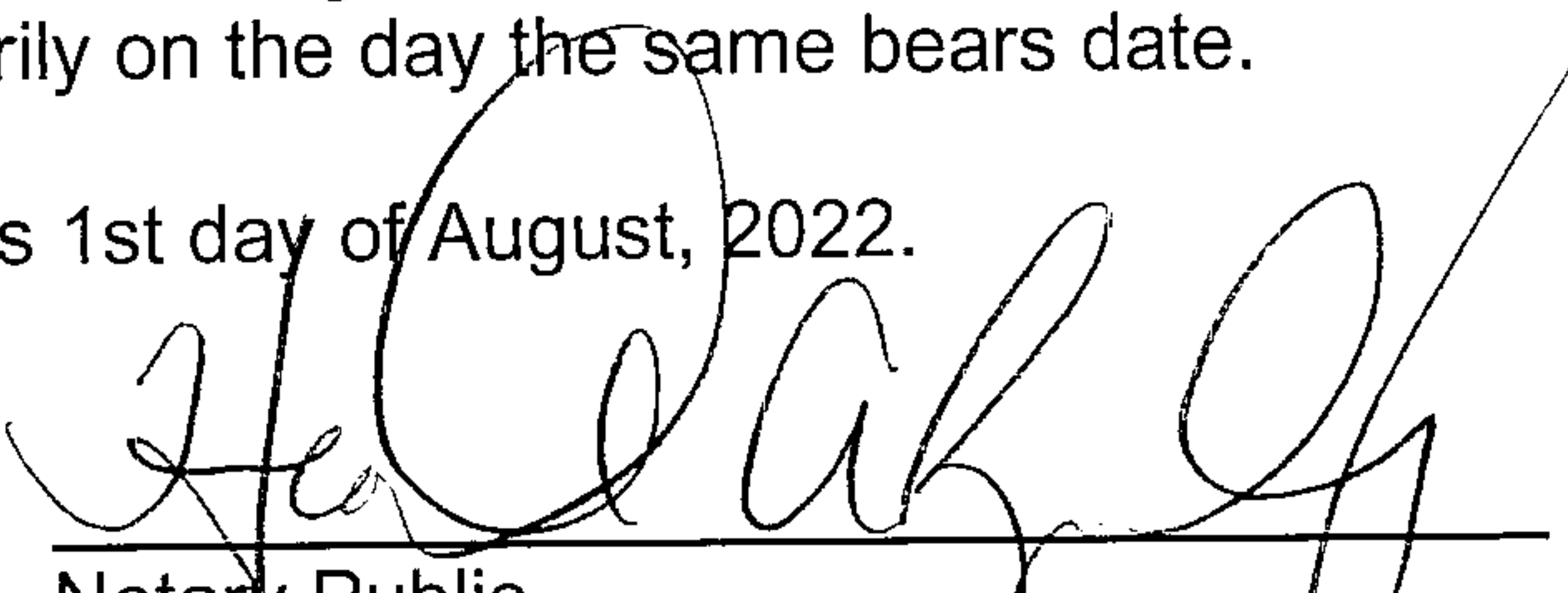
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RICKY PICKETT**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2022.





Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 2 West and the NW 1/4 of SW 1/4 of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 32; thence North along the West line thereof 337.13 feet; thence 90 deg. left in a Westerly direction 13.18 feet; thence 90 deg. right in a Northerly direction 280.0 feet to the point of beginning; thence continue in the same direction 251.31 feet; thence 91 deg. 00 mm. 28 sec. and run in an Easterly direction a distance of 230 feet, more or less, to a point on the West right of way line of Shelby County Highway No. 12; thence right in a Southeasterly direction along said right of way, 260 feet, more or less; thence right and run in a Westerly direction along the existing North property line of the Davis property, 278.17 feet to the point of beginning; being situated in Shelby County, Alabama.

TAX PARCEL NUMBER: 22-9-32-3-001-003.000

Real Estate Sales Validation Form

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

Grantor's Name	RICKY PICKETT	Grantee's Name	MARIA DE LOURDES COLIN SAAVEDRA
Mailing Address	1005 Marvel Road Brierfield, AL 35035	Mailing Address	DANIEL DOMINGUEZ GARCIA 5204 Smokey Road Calera, AL 35040
Property Address	5204 Smokey Road Calera, AL 35040	Date of Sale	August 1, 2022
		Total Purchase Price \$	114,000.00
		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	☐	Appraisal
☒	Sales Contract	☐	Other
☒	Closing Statement		

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	August 1, 2022	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2022 11:43:05 AM
\$29.00 BRITTANI
20220812000316130

Allen S. Bayl