

Prepared by and return to:

**Richard Chesnut**

**Steel City Title**

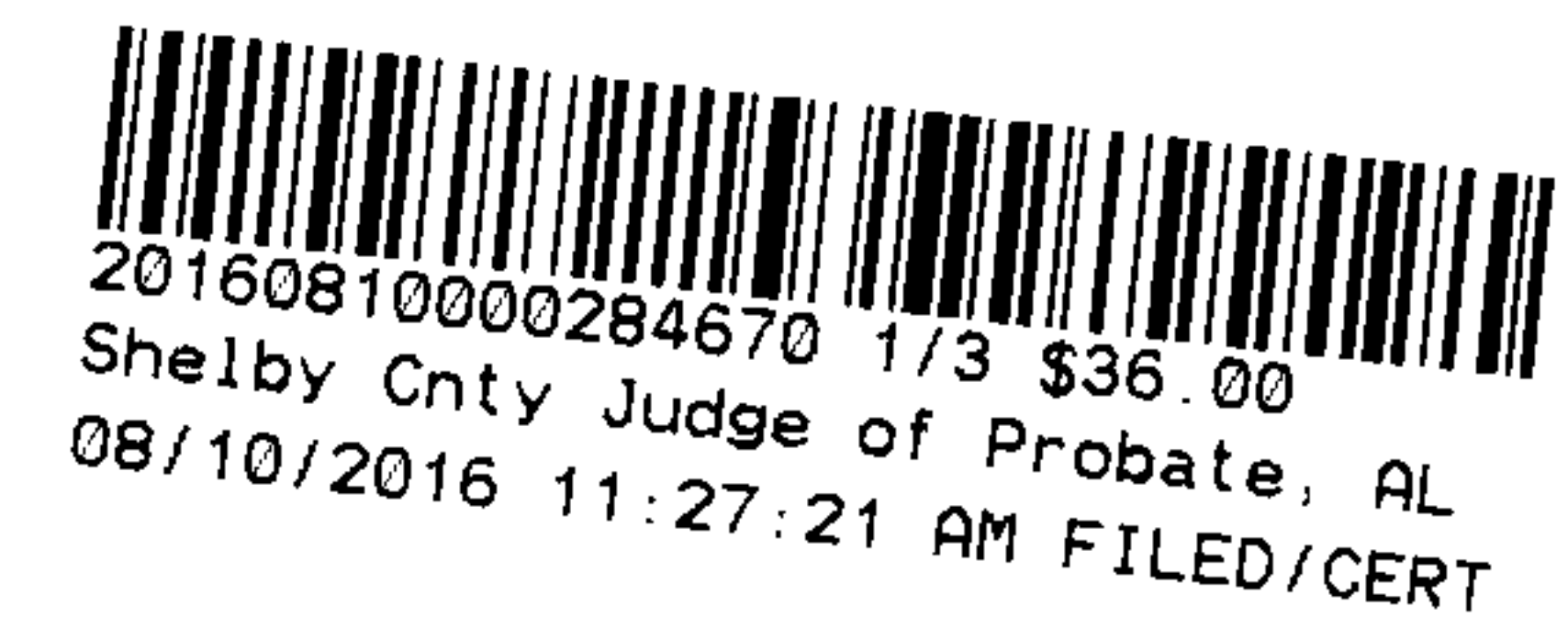
4524 Southlake Pkwy., Ste. 2

Hoover, Alabama 35244

205-671-3100

File#: **201606009**

Parcel ID#: **36-3-08-4-001-044..001**



STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED**

THIS INDENTURE made and entered into on this the **3rd day of August, 2016**, by and between, **Rafael Perez Dominguez and Esperanza Garcia-Rivera, husband and wife**, as Grantor(s), and **Victor Hugo Salas-Perez and Modesta Barragan-Rojas, husband and wife** as Grantee(s).

**W I T N E S S E T H**

That the Grantor(s), for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars, and other good and valuable considerations to the Grantor(s) in hand paid by the Grantee(s), the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee(s), his heirs and assigns, all their interest in the following described property, to-wit:


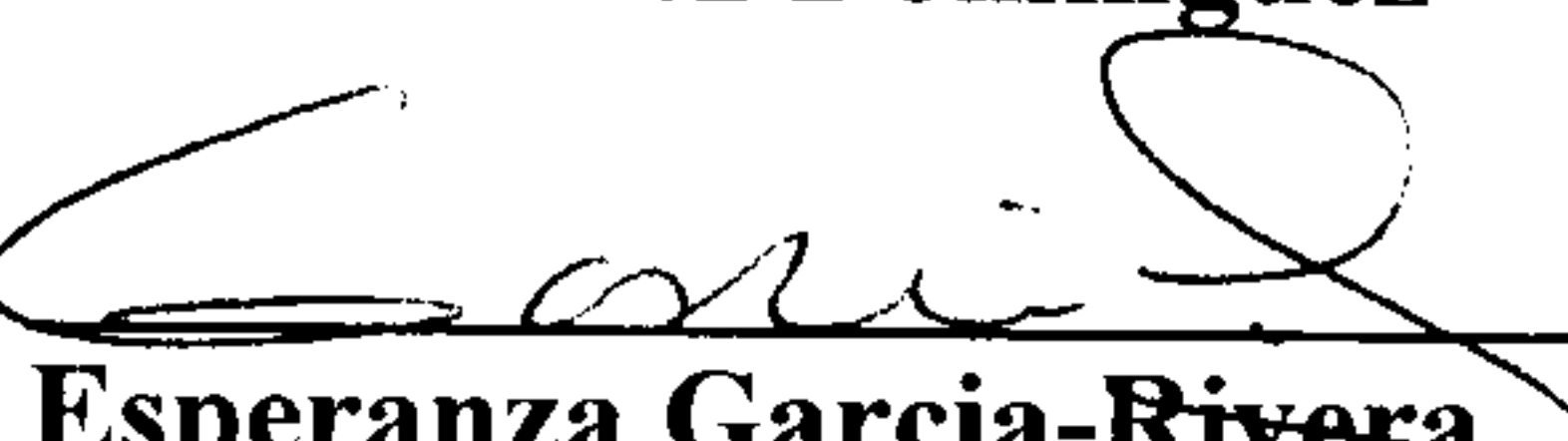
A parcel of land, lying and being in Shelby County, Alabama more particularly described as follows:

**Commence at the Southwest Corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 8, Township 24 North, Range 12 East, thence run North 01 degrees 02 minutes 00 seconds East of distance of 547.65 feet; thence turn left 64 degrees 24 minutes 17 seconds for a distance of 44.23 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 152.61 feet; thence turn right 90 degrees 00 minutes 00 seconds for a distance of 20.49 feet to the point of a curve to the left, having a radius of 26.52 feet and a central angle of 80 degrees 29 minutes 19 seconds; thence along said curve for a distance of 37.26 feet; thence turn an angle to the left of 137 degrees 14 minutes 12 seconds from the chord of said curve, for a distance of 70.02 feet; thence turn right 85 degrees 58 minutes 49 seconds for a distance of 114.38 feet; thence turn right 65 degrees 53 minutes 32 seconds for a distance of 132.93 feet to the point of beginning, said parcel containing 0.37 acres more or less.**

TO HAVE and TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances hereunto belonging or in anywise appertaining unto the Grantee(s), his heirs and assigns, forever.

THE Grantor(s) does hereby covenant with and represent unto the said Grantee(s), his heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except mineral and mineral rights, ad valorem taxes due and payable October 1, 2016, and any restrictions, easements, ways and building setback lines of record, if any in the Office of the Judge of Probate of Shelby County, Alabama and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

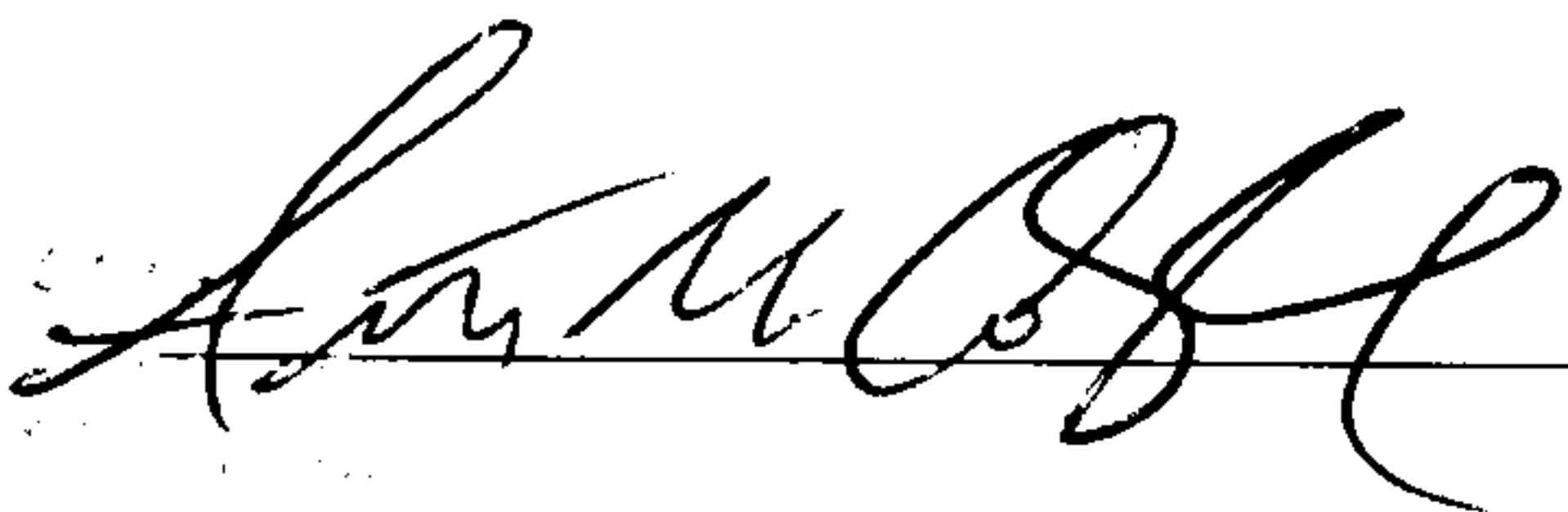
IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed on the day of and year first above written.

  
\_\_\_\_\_  
**Rafael Perez Dominguez**  
  
\_\_\_\_\_  
**Esperanza Garcia-Rivera**

STATE OF ALABAMA  
COUNTY OF SHELBY

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


GIVEN under my hand and official seal the 3<sup>rd</sup> day of August, 2016.

  
\_\_\_\_\_  
(SEAL)

Notary Public

My commission expires: 5/26/2020

**ANTHONY M. COLBAUGH**  
Notary Public, Alabama State at Large  
My Commission Expires 5/26/2020

  
20160810000284670 2/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
08/10/2016 11:27:21 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Rafael Perez Dominguez + Esperanza Garcia-Rivera Grantee's Name Victor Hugo Salas-Perez  
Mailing Address 389 Shades Crest Rd. Mailing Address Modesta Barragan-Rosas  
Birmingham, AL 35226 156 Rainey Alley  
Montevallo, AL 35115

Property Address 156 Rainey Alley  
Montevallo, AL 35115

Date of Sale August 3, 2016  
Total Purchase Price \$ 55,000.00

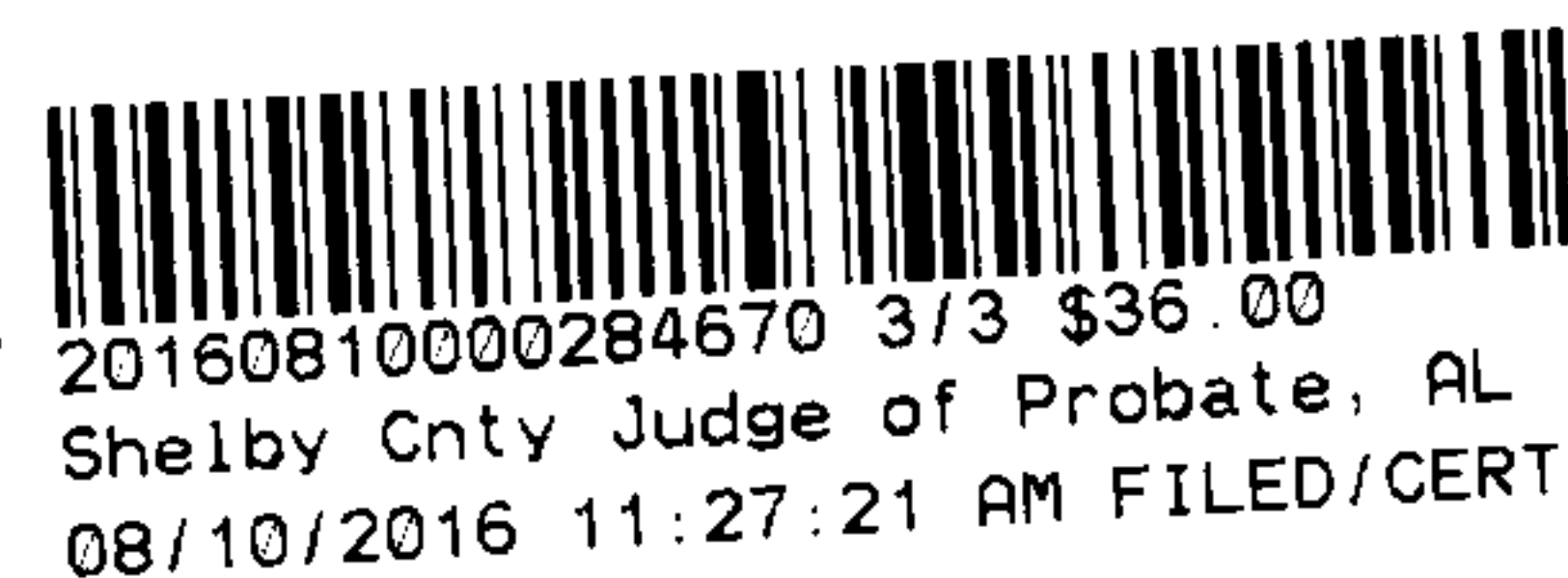
or  
Actual Value \$

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 8/3/16

Print Aaron Kopczyk

☐ Unattested  
(verified by)

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