

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Michael R Perkins
Natalee Perkins

20170411000121950

04/11/2017 11:30:38 AM

DEEDS 1/2

4935 Spring Creek Rd.
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fifty Seven Thousand Nine Hundred Fifteen Dollars and No Cents (\$457,915.00)** 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

Mario Vera Ruiz, a married man, whose mailing address is:

89 Keeler Mill Road Montevallo AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael R Perkins and Natalee Perkins, whose mailing address is:

4935 Spring Creek Rd., Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 4935 Spring Creek Rd., Montevallo, AL 35115 to-wit:

Commence at the NW Corner of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama; thence S 05 degrees 38'00"W, a distance of 1196.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 415.89'; thence S 31 degrees 32'44"E, a distance of 992.18' to the Northerly R.O.W line of Spring Creek Road, 80' ROW, said point also being the beginning of a non-tangent curve to the right, having a radius of 6040.00, a central angle of 00 degrees 57'30", and subtended by a chord which bears N73 degrees 54'46"E, and a chord distance of 101.03'; thence along the arc of said curve and said R.O.W. line, a distance of 101.03'; thence N74 degrees 23'31"E and along said R.O.W. line, a distance of 25234' to a curve to the left, having a radius of 4960.00, a central angle of 01 degrees 44'46", and subtended by a chord which bears N73 degrees 31'08"E, and a chord distance of 151.15'; thence along the arc of said curve and said R.O.W. line, a distance of 151.15'; thence N16 degrees 07'43"W and leaving said R.O.W. line, a distance of 1394.16'; thence S69 degrees 13'03"W, a distance of 616.11' to the POINT OF BEGINNING.

Subject to: All easements, restrictions and rights of way of record.

\$464,293.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property is not the homestead of the grantor herein, nor his spouse, as referenced in Code Section 6-10-2.

TO HAVE AND TO HOLD unto 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 joint tenancy hereby 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 (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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 30th day of March, 2017.

Mario Vera Ruiz
Mario Vera Ruiz

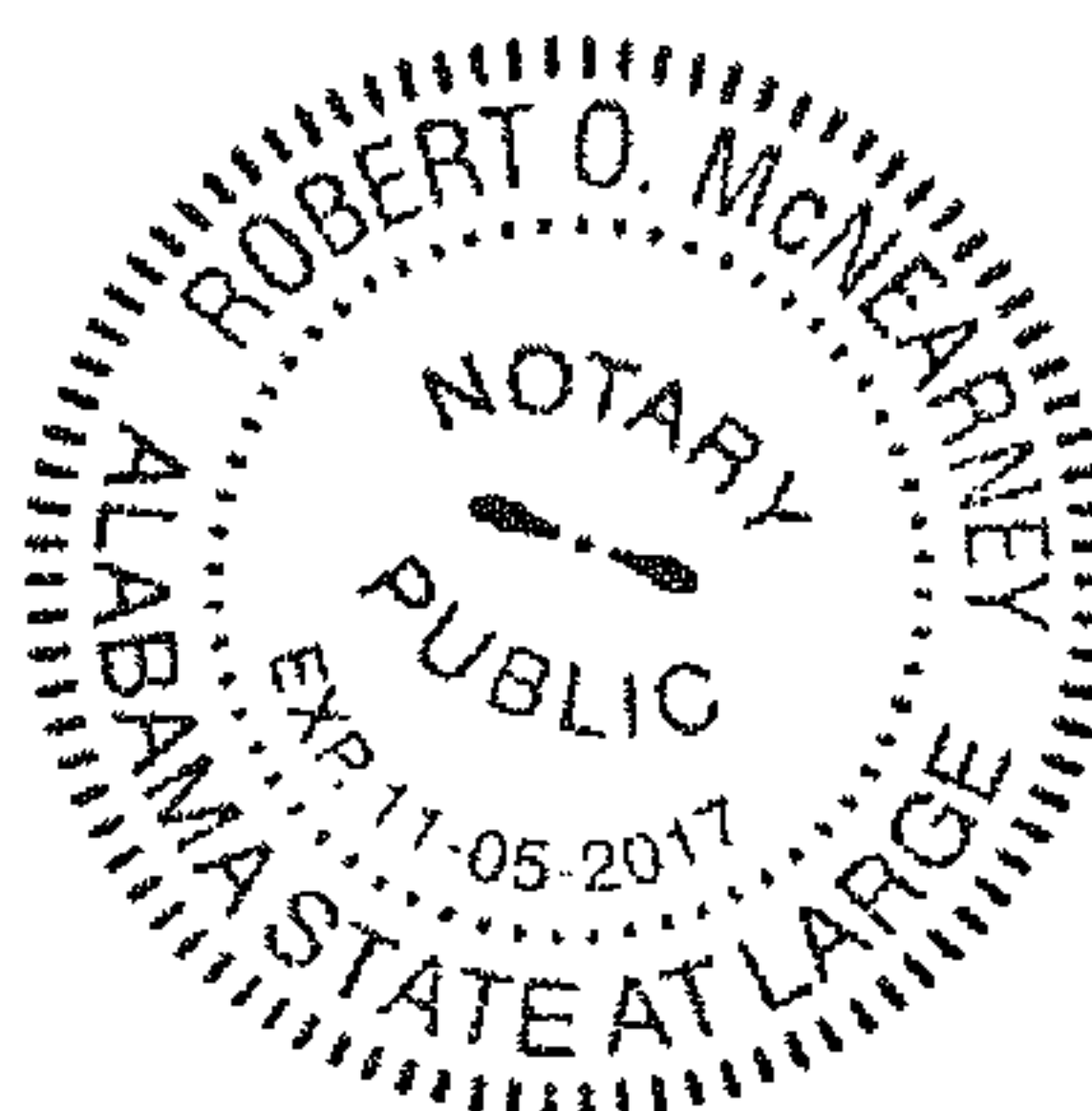
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mario Vera Ruiz, a married man, 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 30th day of March, 2017.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2017 11:30:38 AM
\$19.00 CHERRY
20170411000121950

[Signature]