

VALUE: \$62,580.00

Send tax notice to:

Victor Hugo Salas Perez and Modesta Barragan Rojas
156 Rainey Aly
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart

Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190215000049070
02/15/2019 01:31:55 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and 00/100 Dollars (\$10.00)** in hand paid to the undersigned, **Rafael Perez Dominguez, an unmarried man**, whose mailing address is PO Box 361286, Birmingham, AL 35236 (hereinafter referred to as "Grantors"), by **Victor Hugo Salas Perez and Modesta Barragan Rojas** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW ¼ of the SW ¼ of Section 8, Township 24 North, Range 12 East, thence run North 547.65 feet; thence Northwest 44.23 feet to the point of beginning; thence continue Northwest 152.61 feet; thence North 20.49 feet; thence Northwesterly 39.62 feet; thence Northeasterly 70.02 feet; thence Southeasterly 15.24 feet; thence Southern 132.93 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor, Rafael Perez Dominguez, has hereunto set his signature and seal on February 14, 2019.


Rafael Perez Dominguez


STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this the 14th day of February, 2019.

(NOTARIAL SEAL)




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2019 01:31:55 PM
\$81.00 CHERRY
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