

Return to:

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03/09/2021 11:12:43 AM
DEEDS 1/5

Grantor Address: 8784 St. Andrews Parkway, Winston, GA 30187

Send Future Tax Notices: 777 Carl Raines Lake Road, Hoover, AL 35244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS :

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, Peter Brandon Jones, a single man, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell, convey and generally warrant to Maximo Dominguez, an unmarried man, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, to-wit:

Tax Id Number(s): 13 1 01 2 001 003.106

Land situated in the County of Shelby in the State of AL

LOT 33, BLOCK 2, ACCORDING TO THE WILDWOOD VILLAGE, FOURTH ADDITION,
AS RECORDED IN MAP BOOK 8, PAGE 146, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT NUMBER 20171116000416040.

Commonly known as: 3476 Wildewood Dr Pelham, AL 35124 -1445

Fair Market Value/Sales Price: \$150,000

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on



PCL

69656971DWAR01010102

the above-described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of way of record affecting this title to the above-described property.

The above-described property is the homestead of Grantors.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular Gender or the plural or singular number is intended to include the appropriate gender or number As the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 2 day of March, 2021.

GRANTOR:

Peter Brandon Jones

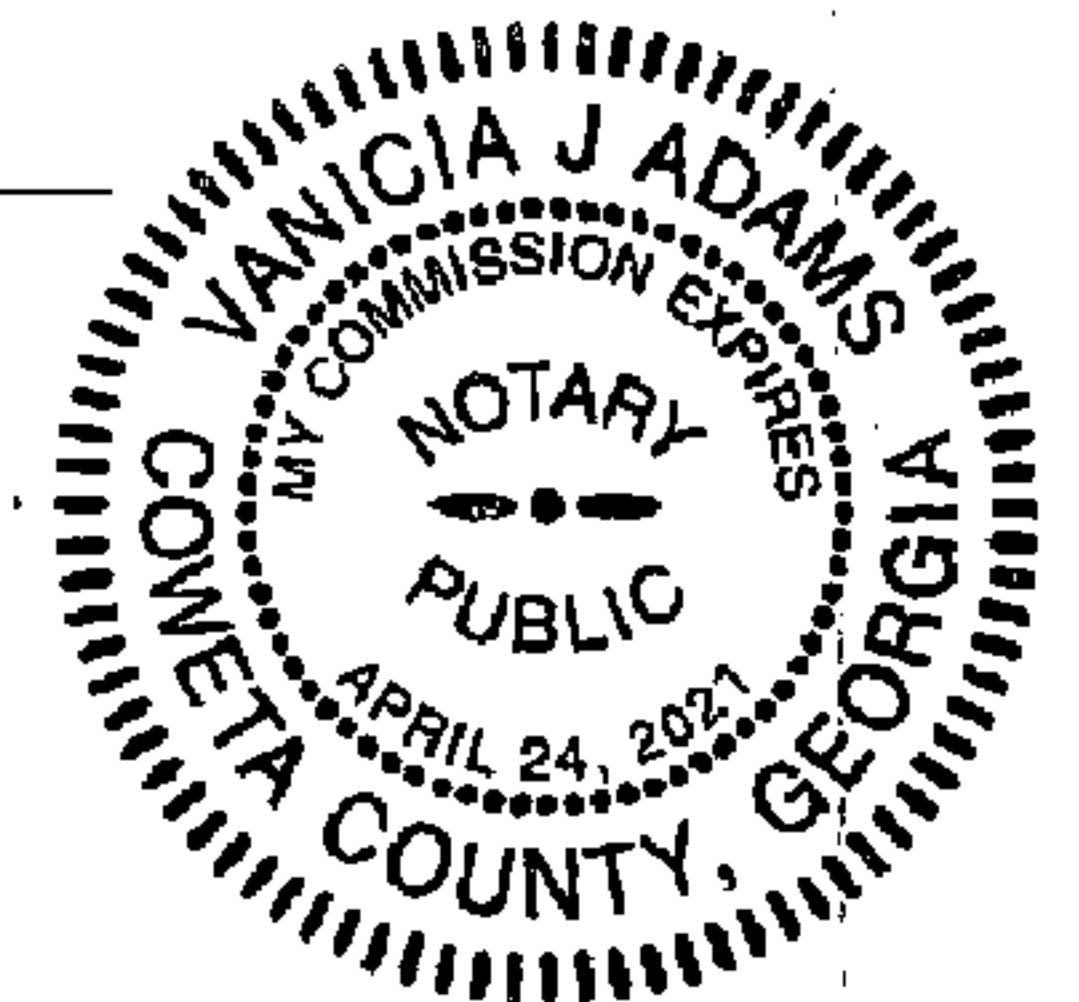
STATE OF Georgia)
COUNTY OF Cometa)

I, Vanica J Adams, a Notary Public for the State of Georgia, do hereby certify that Peter Brandon Jones 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 02 day of March, 2021.

Vanica J Adams

(NOTARY SEAL) Notary Public



PCL

69656971DWAR01010202

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 1 01 2 001 003.106

Land situated in the County of Shelby in the State of AL

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SOURCE OF TITLE: INSTRUMENT NUMBER 20171116000416040.

Commonly known as: 3476 Wildewood Dr, Pelham, AL 35124-1445

Source of Title: Book , Page .



ALABAMA DEPARTMENT OF REVENUE
INDIVIDUAL & CORPORATE TAX DIVISION

WITHHOLDING TAX SECTION
P.O. Box 327480 • Montgomery, AL 36132-7480

www.revenue.alabama.gov

Form NR-AF3

1/14

Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)

Peter Brandon Jones

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*

STREET ADDRESS

3476 Wildewood Dr

CITY

Pelham

STATE

AL

ZIP

35124

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, Code of Alabama 1975. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

***For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- ☐ The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- ☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- ☐ The seller or buyer is an agency or authority of the United States of America or the State of Alabama.
- ☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- ☐ The seller or buyer is a private mortgage insurance company.
- ☒ The purchase price of the property is less than \$300,000.00.
- ☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.
- ☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- ☐ The seller is an insurance company which pays to Alabama a tax on its premium income.
- ☐ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- ☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- ☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)

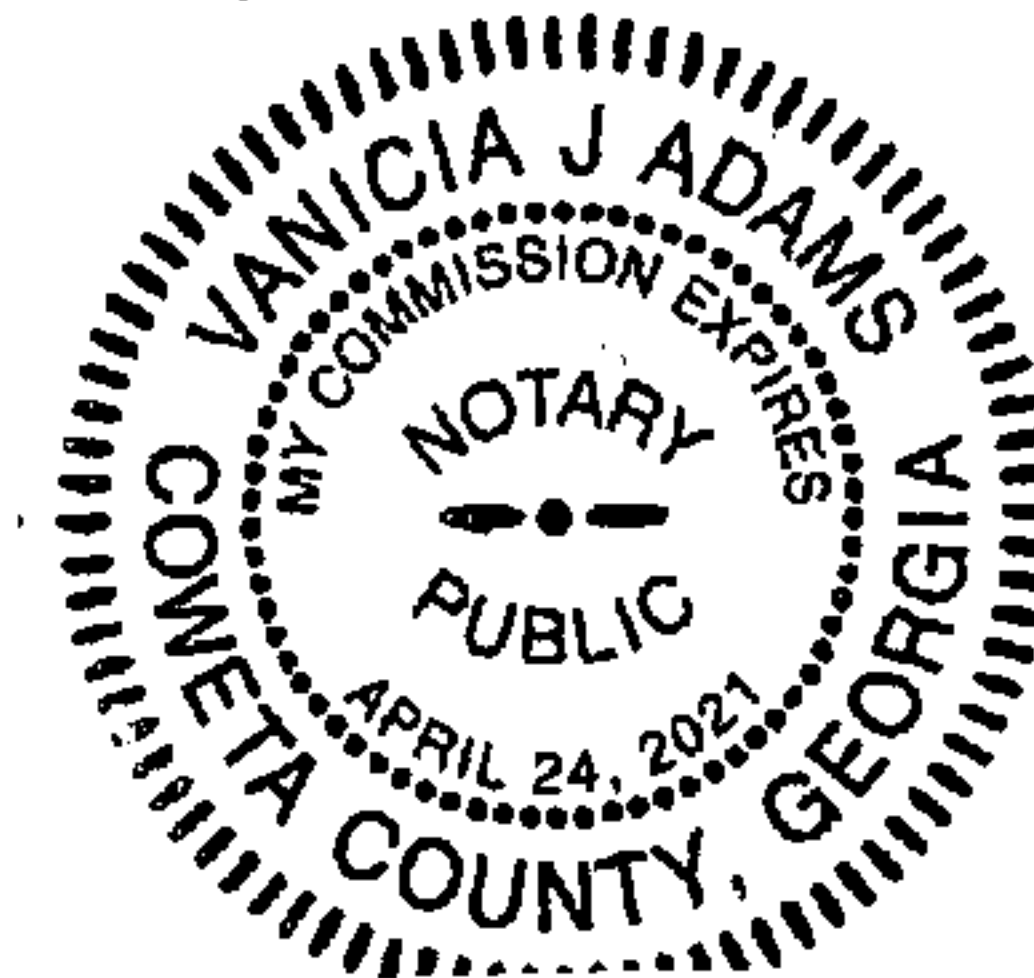
DATE

Sworn to and subscribed before me this

02 day of March, 2021

VANICIA J ADAMS
My commission expires 04/24/2021

Notary Public





ALABAMA DEPARTMENT OF REVENUE
INDIVIDUAL & CORPORATE TAX DIVISION
WITHHOLDING TAX SECTION
P.O. Box 327480 • Montgomery, AL 36132-7480
www.revenue.alabama.gov

Form NR-AF1

6/13

Affidavit of Seller's Residence

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)

Peter Brandon Jones

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*

STREET ADDRESS

3476 Wildewood Dr

CITY

Pelham

STATE

AL

ZIP

35124

INSTRUCTIONS

This form is to be executed by the seller and furnished to the buyer to establish Alabama residency so that the proceeds of the sale of property are not subject to the withholding laws of this state (see Section 40-18-86, *Code of Alabama 1975*). Alabama residents include both individuals and business entities domiciled in Alabama. Business entities will be considered domiciled in Alabama if they are organized under Alabama law or they have their principal place of business in Alabama. Alabama residents are not subject to the withholding provisions of Alabama Code Section 40-18-86, and are not required to complete this form; however, a buyer may wish to have an Alabama resident complete this form as proof of residency for the buyer's records. In this case, the form should not be sent to the Alabama Department of Revenue, but should be retained by the buyer.

Sellers are not subject to withholding from the proceeds of a sale if either they are a resident of Alabama or they are deemed to be a resident of Alabama by virtue of the fact that they have filed Alabama tax returns in the preceding two years, do business or own property in Alabama, intend to file an Alabama tax return for the current year, and if they are a corporation or limited partnership, are registered to do business in Alabama.

The seller is to execute this affidavit by placing an initial in the blank preceding the statements which apply. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. For a transaction where a nonresident seller is a "deemed resident," the buyer should retain a copy of the affidavit and submit the original copy to the Alabama Department of Revenue, Individual and Corporate Tax Division, Withholding Tax Section, P.O. Box 327480, Montgomery, AL 36132-7480.

*For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.

Seller is exempt from withholding on the sale of property because:

☒ Seller is a resident of Alabama. (If this statement applies, do not submit a copy of this form to the Alabama Department of Revenue. The buyer should retain a copy of the affidavit as a record of the transaction.)

Seller is not a resident of Alabama, but is a "deemed resident" for purposes of withholding because ALL of the following apply:

☒ Seller is a nonresident who has filed Alabama tax returns or appropriate extensions have been received by the Department for the preceding two years; AND

☐ Seller is an established business in Alabama and will continue substantially the same business in Alabama after the sale OR the seller has real property in Alabama at the time of closing of equal or greater value than the withholding tax liability as measured by the 100% property tax assessment of such remaining property; AND

☐ Seller will report the sale on an Alabama income tax return for the current year and file by its due date with extensions; AND

☐ If seller is a corporation or limited partnership, seller is registered to do business in Alabama.

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

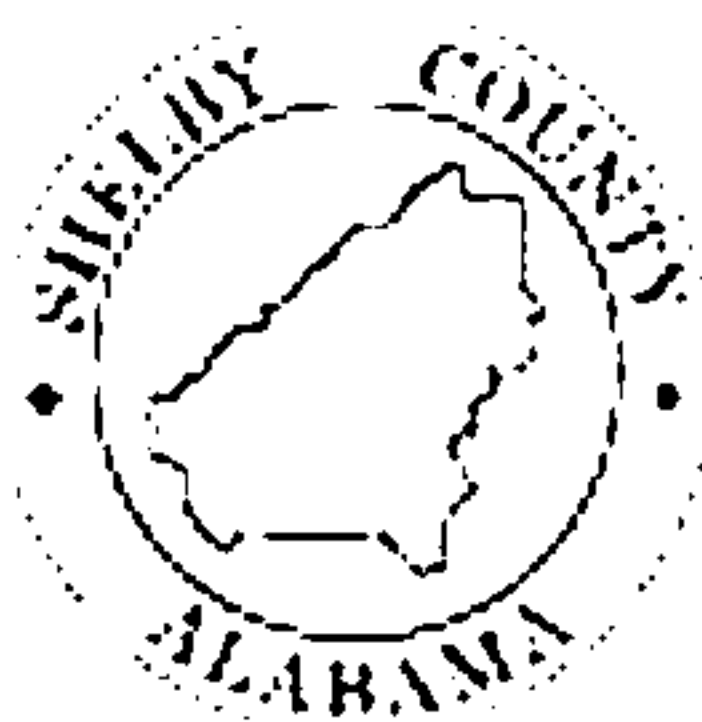
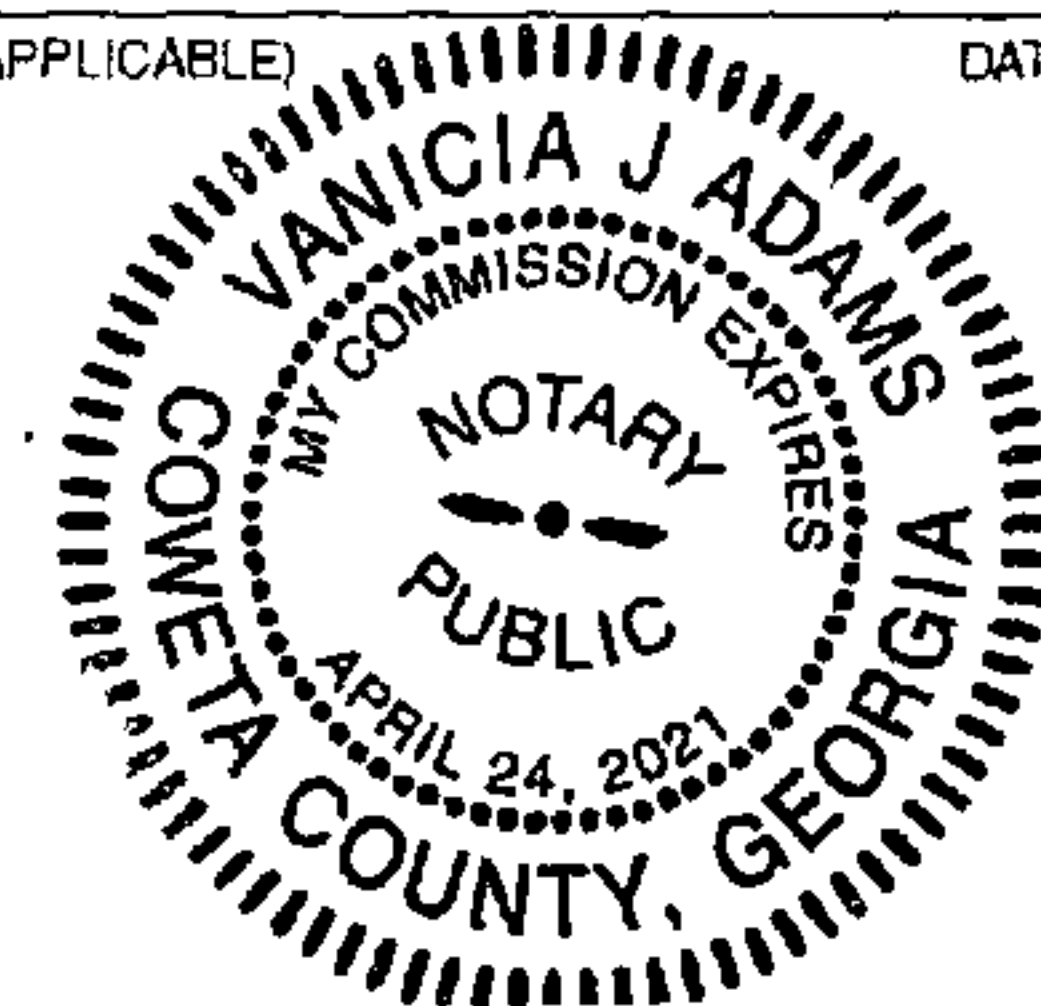
Sworn to and subscribed before me this

02 day of March 2021

VANICIA J ADAMS

My commission expires 04/24/2021

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2021 11:12:43 AM
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