

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Mario Perez Cruz  
307 Wooten Road  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Cecilia Nicole Vernon, a married woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mario Perez Cruz** (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

COMMENCE AT THE NW CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY, ALONG THE WEST LINE OF SAID ¼-1/4 FOR 379.83' TO A POINT; THENCE TURN LEFT 88-28' AND RUN EASTERLY FOR 174.96'; TO A STEEL PIN; THENCE TURN 91-32' LEFT AND RUN NORTHERLY, ALONG THE WEST LINE OF THAT PROPERTY RECORDED IN INSTRUMENT NUMBER 20180322000095670, FOR 131.96' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE DESCRIBED LINE EXTENTION FOR 55' MORE OR LES TO IT'S INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF WOOTEN ROAD; THENCE RUN IN A SOUTHEASTERLY DIRECTION, ALONG SAID RIGHT OF WAY LINE FOR 76 FEET MORE OR LESS TO THE MOST NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 20180322000095670, THENCE RUN SOUTHWESTERLY ALONG THE SOUTH MARGIN OF A GRAVEL DRIVEWAY MEANDERINGS FOR A CHORD DISTANCE OF 62.75' MORE OR LESS TO THE POINT OF BEGINNING.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S

heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 4 day of March, 2022.

Cecilia Nicole Vernon  
Cecilia Nicole Vernon

STATE OF Alabama  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cecilia Nicole Vernon**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4 day of March, 2022.

[Signature]  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

## Real Estate Sales Validation Form

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

Grantor's Name Cecilia Nicole VernonGrantee's Name. Mario Perez CruzMailing Address 419 Wooten Road,  
Alabaster, AL 35007Mailing Address 307 Wooten Road,  
Alabaster, AL 35007Property Address 307 Wooten Road,  
Alabaster, AL 35007Date of Sale March 4, 2022Total Purchase Price \$2,000

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.

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**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 March 4, 2022

Print: Nicole Vernon

☐ Unattested

(verified by)

Sign Nicole Vernon  
(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/07/2022 08:08:06 AM  
 \$30.00 BRITTANI  
 20220307000093600

*Allen S. Boyd*