

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Maria De Lourdes Colin Saavedra  
and Daniel Dominguez Garcia  
5204 Smokey Road  
Calera, AL 35040

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **RICKY PICKETT, a married man** (herein referred to as Grantor), grant, bargain, sell and convey unto **MARIA DE LOURDES COLIN SAAVEDRA and DANIEL DOMINGUEZ GARCIA** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**


Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$114,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 the joint tenancy 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 do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and 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, I have hereunto set my hand and seal this 1st day of August, 2022.

  
\_\_\_\_\_  
**RICKY PICKETT**

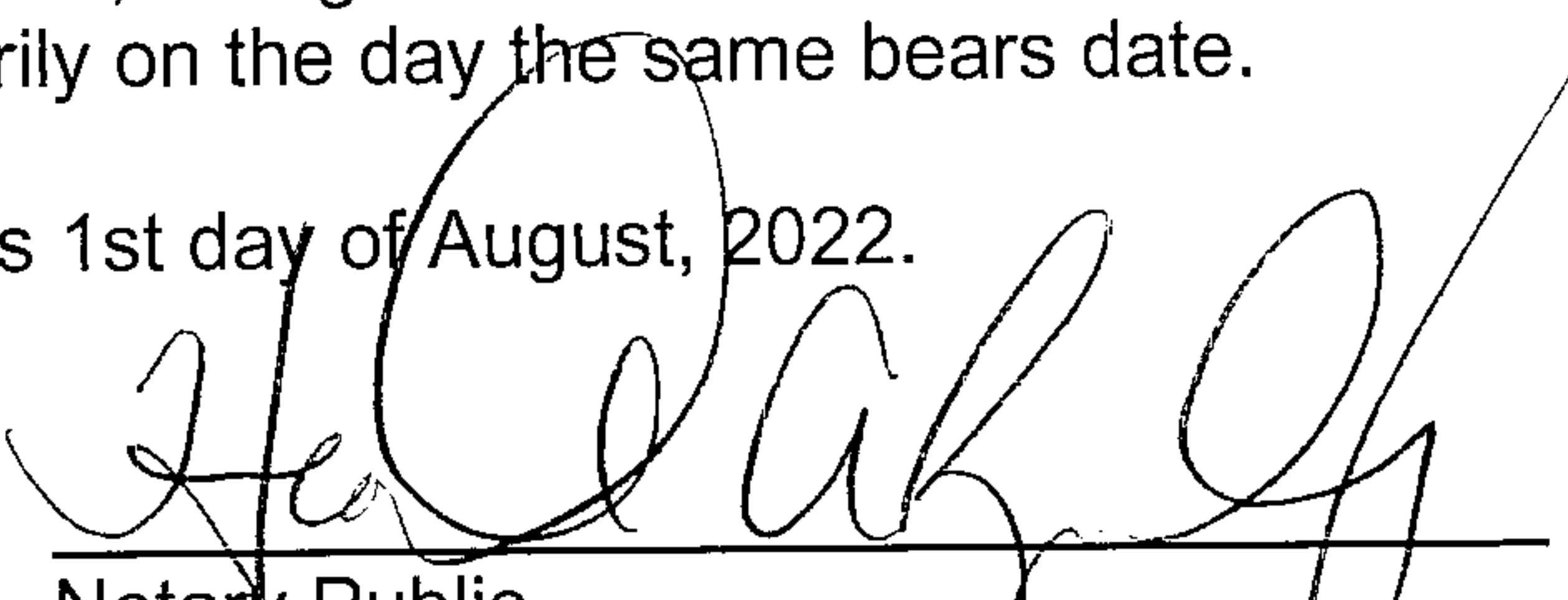
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RICKY PICKETT**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2022.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 06/07/2023

## **EXHIBIT "A"**

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**A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 2 West and the NW 1/4 of SW 1/4 of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 32; thence North along the West line thereof 337.13 feet; thence 90 deg. left in a Westerly direction 13.18 feet; thence 90 deg. right in a Northerly direction 280.0 feet to the point of beginning; thence continue in the same direction 251.31 feet; thence 91 deg. 00 mm. 28 sec. and run in an Easterly direction a distance of 230 feet, more or less, to a point on the West right of way line of Shelby County Highway No. 12; thence right in a Southeasterly direction along said right of way, 260 feet, more or less; thence right and run in a Westerly direction along the existing North property line of the Davis property, 278.17 feet to the point of beginning; being situated in Shelby County, Alabama.**

**TAX PARCEL NUMBER: 22-9-32-3-001-003.000**

Real Estate Sales Validation Form

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

Grantor's Name RICKY PICKETT  
Mailing Address 1005 Marvel Road  
Brierfield, AL 35035

Grantee's Name MARIA DE LOURDES COLIN SAAVEDRA  
Mailing Address DANIEL DOMINGUEZ GARCIA  
5204 Smokey Road  
Calera, AL 35040

Property Address 5204 Smokey Road  
Calera, AL 35040

Date of Sale August 1, 2022  
Total Purchase Price \$ 114,000.00  
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  
X Sales Contract  
X 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 August 1, 2022

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2022 11:43:05 AM  
\$29.00 BRITTANI  
20220812000316130

Alvin S. Bayl