

100% Shelby
County

This instrument was prepared by:

Candice J. Shockley, Esquire
SHOCKLEY & GRIFFIN
140 Yeager Parkway
Pelham, Alabama 35124

Send tax notice to:

Jennifer J. Delmo (Hopkins)
1593 Bent River Circle
Vestavia Hills, Alabama 35216

STATUTORY WARRANTY DEED



20221011000386000 1/4 \$145.00
Shelby Cnty Judge of Probate, AL
10/11/2022 01:13:43 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

\$ _____ Value

That in consideration of the terms set forth in the Final Decree of Divorce entered by the Circuit Court of Shelby County, Alabama, Civil Action Number: **DR-2022-900481**, the receipt of which is hereby acknowledged, I, **Perlito M. Delmo**, an unmarried man, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto **Jennifer J. Delmo (Hopkins)**, an unmarried woman, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 21, Bent River Estates Phase I, as recorded in Map Book 17, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama, and map Book 176, Page 15, in the Probate Office of Jefferson County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien and are due and payable.
2. A 15-foot building set back line, easements, and restrictions as shown by record plat.
3. Denial of access to and from 1-65.
4. Permanent Easement as recorded in Instrument #9315/5833 (Birmingham division of Jefferson County).
5. Marketing Agreement and Covenant as recorded in Instrument #9501/3042 (Birmingham Division of Jefferson County).
6. 70-foot undisturbed conservation buffer from the Cahaba River or 100 year flood line, whichever is more, as shown by record plat
7. Transmission line permits to Alabama Power Company is recorded in Volume 6312, Page 488; Volume 6312, Page 589 and Volume 5159, page 521, all as recorded in the Office of the Judge of Probate of Jefferson County, Alabama.
8. Unrecorded sewer line described on Exhibit A and as shown on Plat of Richardson Survey Engineering Co., dated 10/1991 as referenced in Birmingham Real Volume 4295, page 747 and

Shelby County, AL 10/11/2022
State of Alabama
Deed Tax: \$117.00



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Real Volume 4295, page 752, both recorded with the Jefferson County Probate Judge.

9. Easement to Jefferson County recorded in Real Volume 346, Page 125 (Birmingham division of Jefferson County).
10. Mineral and mining rights and all rights incident thereto as recorded in Volume 199, Page 473; Real Volume 3636, page 127 and Volume 804, Page 261.
11. Declaration of Protective Covenants and Agreements for Bent River Estates as recorded in Instrument #9404-9954 (Birmingham division of Jefferson County) and Instrument #1994-11503 (Shelby County).
12. Reservation of Easement as recorded in Real Volume 1364, Page 829 (Birmingham division of Jefferson County) and Misc. Volume 1, page 534 (Shelby County).
13. Private Sewer Agreement recorded in Instrument #1993-4198 (Shelby County) and Real Volume 4480, page 973 (Birmingham division of Jefferson County).
14. Right-of-way to South Central Bell recorded in Real Volume 2336, page 682 (Birmingham division of Jefferson County).
15. Restrictions recorded in Instrument #9614-7376 (Birmingham division of Jefferson County).

No title documents were examined. This deed was prepared from information provided by the parties. This conveyance is a part of a divorce proceeding in Civil Action Number: DR-2022-900481, in the Circuit Court of Shelby County, Alabama.

And subject to the foregoing, **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTOR'S** acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set his hand and seal this the 6TH day of OCTOBER, 2022.


Perlito M. Delmo - GRANTOR

STATE OF ALABAMA)

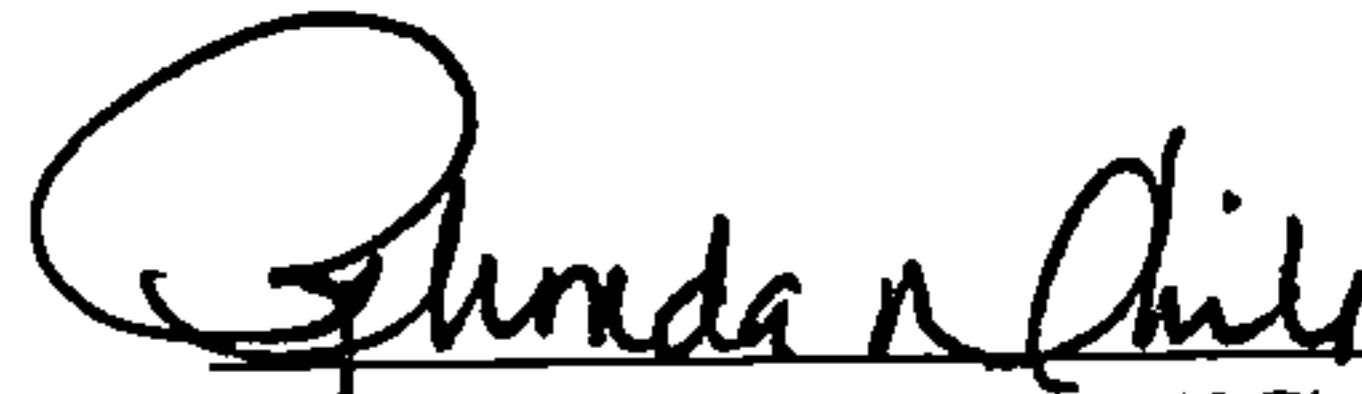


20221011000386000 3/4 \$145.00
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Jefferson COUNTY)

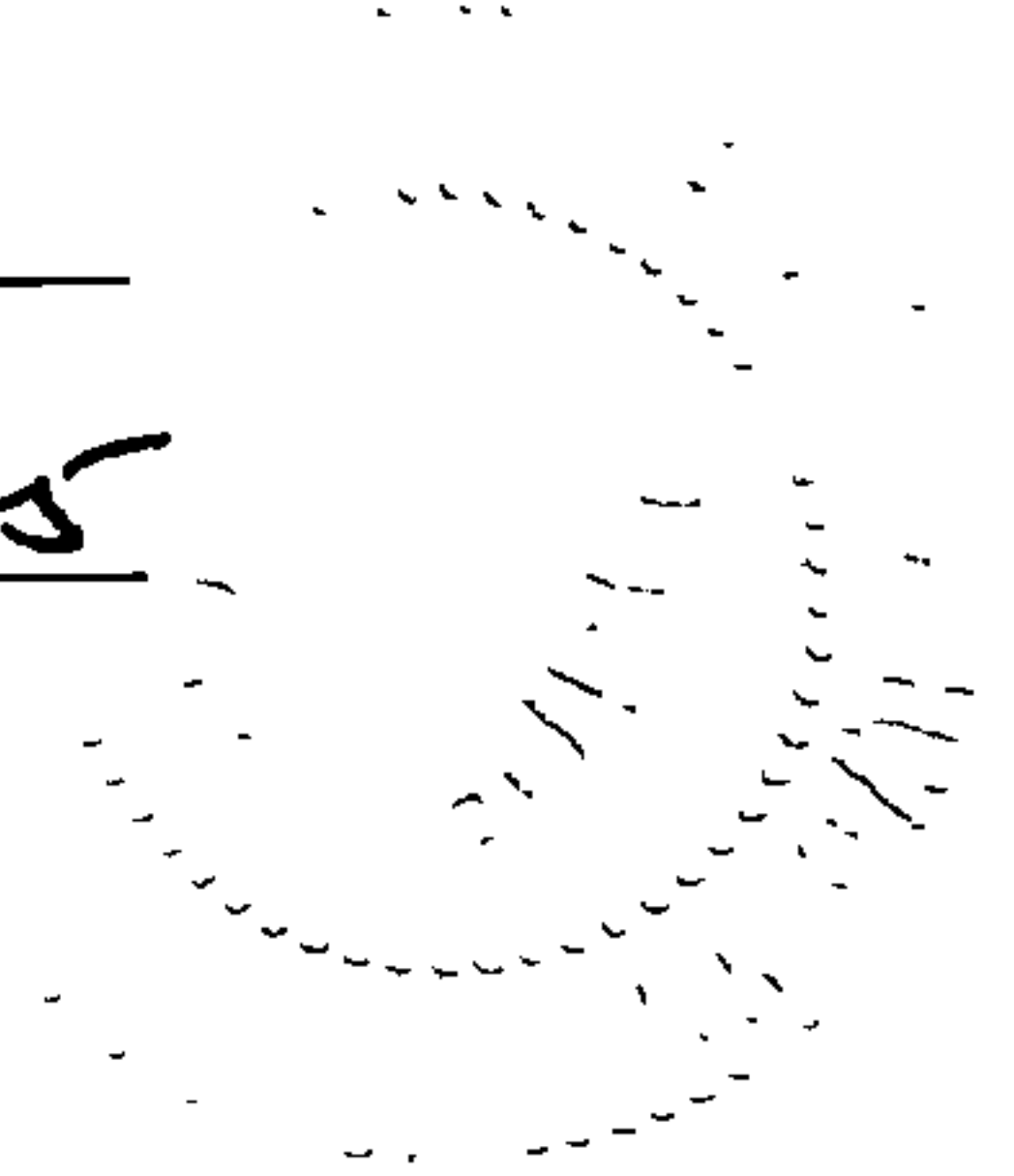
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Perlito M. Delmo, and unmarried man, whose names is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of October, 2022.



NOTARY PUBLIC

My Commission Expires: 1/12/25





Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Lito Delmo
1593 Bent River Circle
Vestavia AL 35216

Grantee's Name
Mailing Address

Jennifer Hopkins
1593 Bent River Circle
Vestavia, AL 35216

Property Address

1593 Bent River Circle
Vestavia AL 35216

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

233,420.00



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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

1/2 Interest \$116,710.00

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 10/11/22

Unattested

(verified by)

Print

Sign

Jennifer Hopkins

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1