

Parcel I.D. #: 58-27-4-19-4-003-008

Send Tax Notice To: Hector Perez Sanchez  
105 Hwy. 219  
Montevallo, AL 35115

## WARRANTY DEED



20230616000180660 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
06/16/2023 10:21:26 AM FILED/CERT

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Forty Thousand Dollars and 00/100 (\$40,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Estefana Perez, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Hector Perez Sanchez and Ma. Belem Ramirez Dominguez**, hereinafter known as the GRANTEE;

*Lot 19-A, fronting on Southern Railway, according to Thomas Addition to the Town of Aldrich, Map of which is recorded in the office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book 3, and containing 0.68 acres, more or less, and being also known as dwelling House No. 54, of the former Montevallo Coal Mining Company, at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also for water pipes as now situated. Outside electric wiring and underground water pipes are not included. Subject to conditions as required in deed from D.A. Thomas, as Trustee, and W.C. Scott, as Trustee, in deed dated July 23, 1944.*

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

The above legal description was taken from that certain instrument recorded as Instrument # 20070831000411380, in the Shelby County Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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

Shelby County, AL 06/16/2023  
State of Alabama  
Deed Tax: \$40.00

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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 person.



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IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 14 Day of June, 2023.

Estefana Perez

**Estefana Perez**

**Grantor**

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Estefana Perez*, a married woman, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040



# Real Estate Sales Validation Form

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

Grantor's Name ESTEFANA PEREZ  
Mailing Address 56 Hwy. 204  
Montevallo, AL 35115

Grantee's Name Hector Perez Sandoz  
Mailing Address 105 Hwy. 204  
Montevallo, AL 35115

Property Address 105 Hwy. 204  
Montevallo, AL 35115

Date of Sale 6/13/23  
Total Purchase Price \$ 40,000

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.

## 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:

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 6/14/2023

Print Estefana Perez

Sign Estefana Perez

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

