

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eighty Thousand and No/100 Dollars (\$80,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Justin Dean Perkins, a married person, and Tony D. Perkins, a married person** (herein referred to as grantors), grant, bargain, sell and convey unto **Josc Olsen Rivera Dominguez** (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

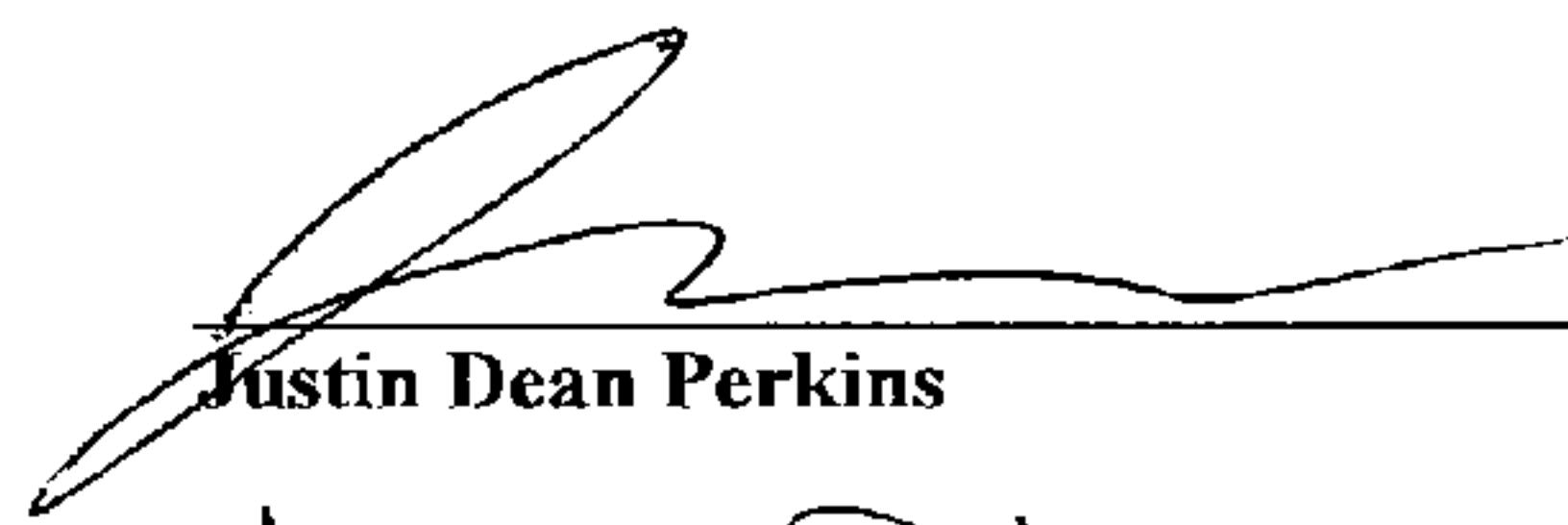
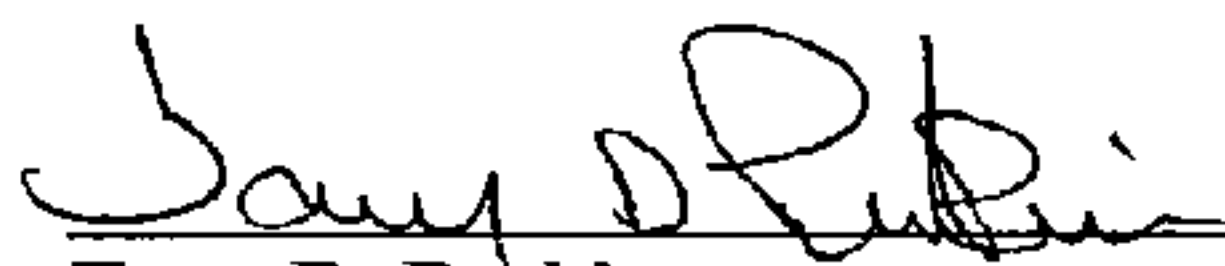
A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East; thence run North along the East line of said Section 3, a distance of 470.0 feet to the point of beginning; thence continue along the last described course a distance of 464.85 feet; thence turn left 85 degrees 21 minutes 55 seconds and run West a distance of 210.0 feet; thence turn left 94 degrees 38 minutes 05 seconds and run South a distance of 464.85 feet to the North right of way line of a proposed roadway; thence turn left 85 degrees 21 minutes 55 seconds and run East along said right of way line a distance of 210.0 feet to the point of beginning. According to survey of Samuel J. Martin, Reg. #12501, dated September 20, 1986.

For ad valorem tax purposes only, the address of the above-described property is 315 Bonnieville Drive, Calera, AL 35040. This property is not the homesteaded residence of the grantors.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, 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 we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

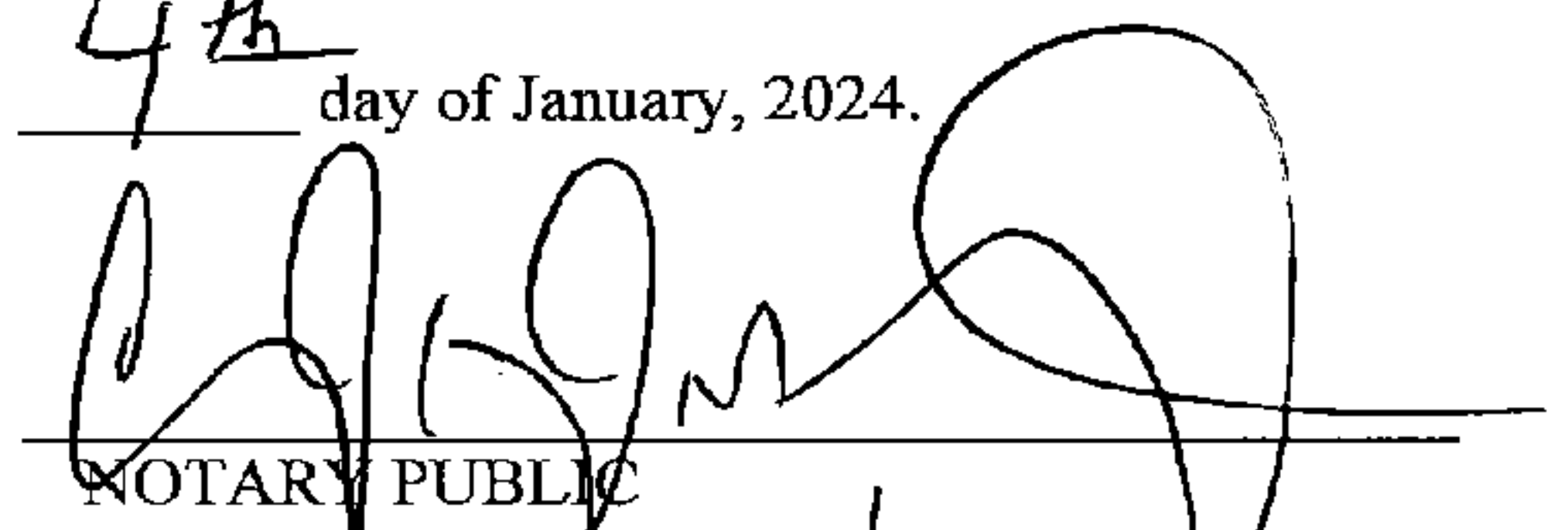
In Witness Whereof, I have hereunto set my hand and seal this 4th day of January, 2024.


Justin Dean Perkins

Tony D. Perkins

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

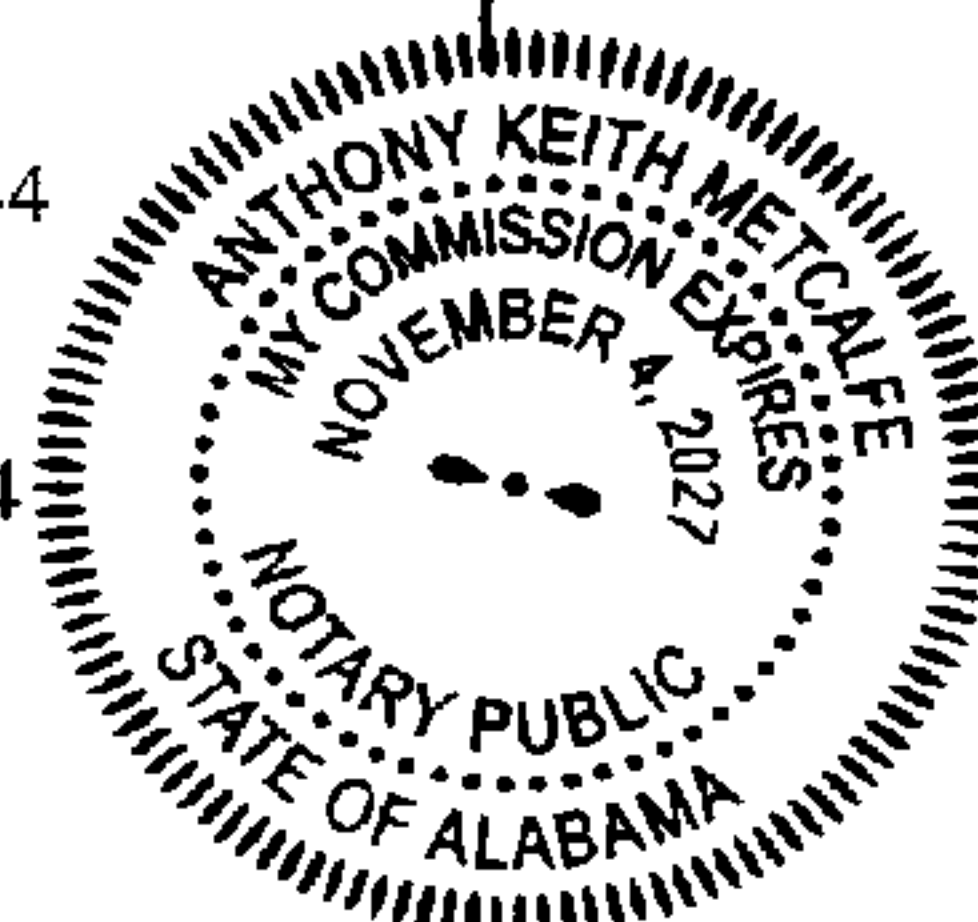
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Justin Dean Perkins and Tony D. Perkins**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

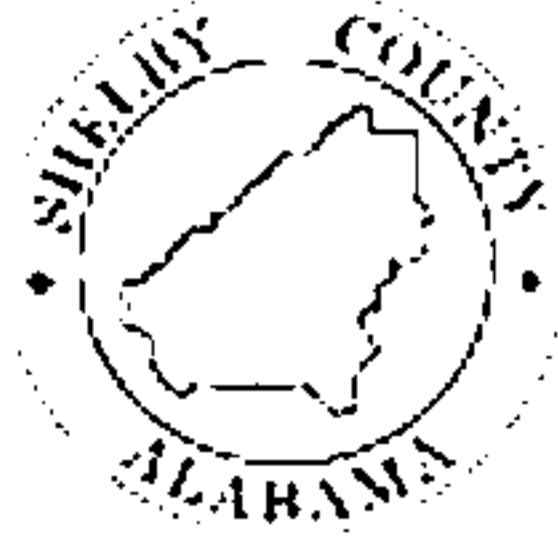
Given under my hand and official seal this the 4th day of January, 2024.


NOTARY PUBLIC
My Commission Expires: Nov. 4, 2027

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/08/2024 11:06:02 AM
 \$105.00 JOANN
 20240108000006100

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Justin Dean Perkins,
Married and Tony D. Perkins, Married
 Mailing Address 19614 Northbrook Ln
Berry, AL 35546

Grantee's Name Jose Olsen Rivera Dominguez
 Mailing Address 216 OAKWOOD DR Alabaster,
AL 35007

Property Address 315 Bonnieville Drive
Calera, AL 35040

Date of Sale January 4, 2024
 Total Purchase Price \$80,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 January 4, 2024

Print

Anthony Metcalfe

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1