

This instrument prepared by:  
Jennifer J. Scruggs  
STANLEY & ASSOCIATES, LLC  
201 20<sup>th</sup> Street South  
Irondale, Alabama 35210

Send Tax Notice To:  
JUAN FREDYS PEREZ CRUZ  
320 WOOTEN ROAD  
ALABASTER, AL 35007

**SPECIAL WARRANTY DEED**

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of SIXTY Thousand and 00/100 Dollars (\$60,000.00), and other good and valuable consideration in hand paid, the receipt of all of which is hereby acknowledged, **KAREN VERNON ALLEY f/k/a KAREN VERNON, a married person (“GRANTOR”)**, does hereby grant, bargain, sell and convey unto **JUAN FREDYS PEREZ CRUZ, an unmarried man (“GRANTEE”)** the following described real estate situated in Shelby County, Alabama, to wit:

*Commence at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of said 1/4-1/4 section a distance of 210.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 169.85 feet (measured to an existing steel pin) to a point; thence turn 88 degrees 34 minutes 19 seconds left and run Easterly 174.95 feet (measure to an existing steel pin corner) to a point; thence turn 91 degrees 24 minutes 38 seconds to the left and run Northerly 170.00 feet to a point; thence turn 88 degrees 47 minutes 22 seconds to the left and run Westerly 175.00 feet to the point of beginning, Situated in Shelby County, Alabama.*

*Property Address: 320 Wooten Road, Alabaster, AL 35007*

*Tax Parcel ID No: 58-23-6-23-1-001-063.002*

(the “Property”).

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HER SPOUSE.**

**SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, AS WELL AS AD VALOREM TAXES OWED AND SEWER LIENS, IF ANY.**

**TO HAVE AND TO HOLD** to the said Grantee and his heirs and assigns forever.

And said Grantor does, for themselves, his, her or their heirs and assigns, covenant with said Grantee, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have

good right to sell and convey the same as aforesaid. Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens, and other rights of whatever nature appearing of record; Further subject to any state of facts and accurate survey would show.

IN WITNESS WHEREOF, the said GRANTOR executes this conveyance under signature and seal, this the 18<sup>th</sup> day of April 2024.

GRANTOR:

Karen Vernon Alley Karen Vern  
KAREN VERNON ALLEY f/k/a KAREN VERNON, a  
married person

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Vernon Alley f/k/a Karen Vernon, and who is personally known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on this day the same bears date.

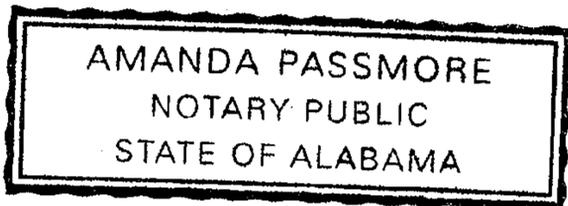
Given under my hand and seal this 18 day of April 2024.

[SEAL]

Amanda Passmore

Notary Public

My commission expires: 11-17-26



**Real Estate Sales Validation Form**

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

Grantor's Name Karen Vernon Alley  
Mailing Address 7904 Alabama 191  
Maplesville, AL 36750

Grantee's Name Juan Fredys Perez Cruz  
Mailing Address 320 Wooten Road  
Alabaster, AL 35007

Property Address 320 Wooten Road  
Alabaster, AL 35007

Date of Sale April 18, 2024  
Total Purchase Price \$60,000.00  
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  
 Sales Contract

Appraisal  
 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 \_\_\_\_\_ Print Jeanifer J. Scruggs

Unattested \_\_\_\_\_  
(verified by) Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/19/2024 03:47:59 PM  
\$88.00 BRITTANI  
20240419000114670

**Form RT-1**

*Brittani*