

This instrument prepared by:
Joshua S. Inman
Inman & Associates LLC
500 2nd Avenue South
Clanton, AL 35045

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety-Two Thousand Four Hundred and 00/100 (\$92,400.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **William M. Boggs and Wife Carolyn A. Boggs** (herein referred to as grantors), do grant, bargain, sell and convey unto **Calixto Rafael Martinez Fuentes and Deysi Aracely Perez Aguilar** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the NW ¼ of SE ¼ of Section 34, Township 20 North, Range 3 West, Shelby County, Alabama, run Southerly along the East boundary line of said ¼-1/4 Section for 250.00 feet; thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the right and run Westerly for 425.0 feet to the point of beginning of the land herein described; thence continue along the last said course for 100.0 feet; thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run Southerly 200.0 feet; thence turn an angle of 88 degrees, 46 minutes, 21 seconds to the left and run Easterly 100.0 feet; thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run Northerly 200.0 feet to the point of beginning.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

Deed Reference: Instrument # 20171120000417780

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, 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 it is 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



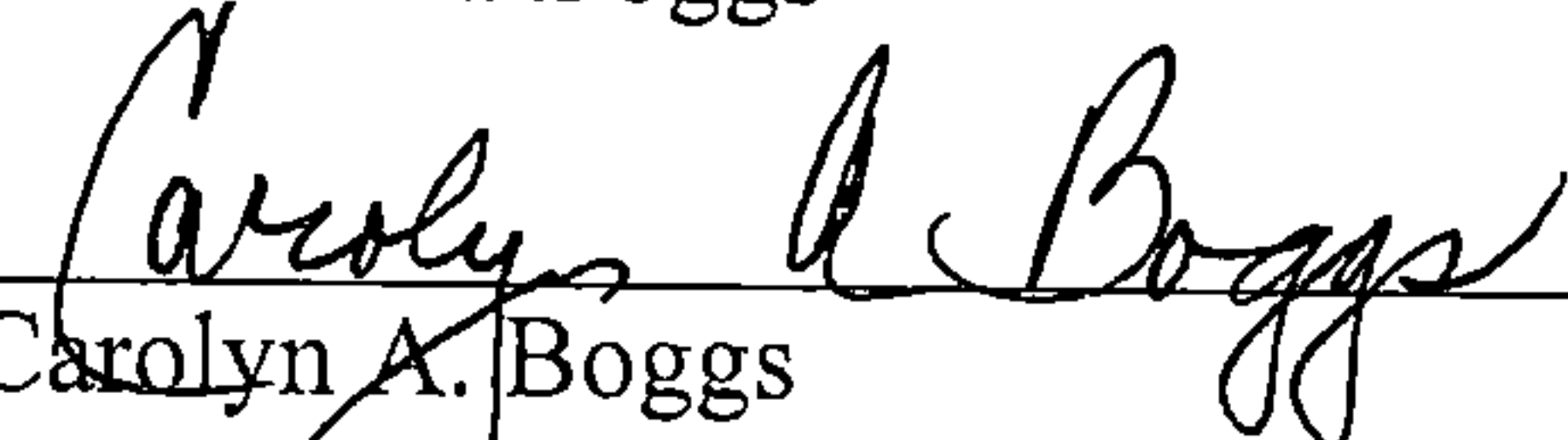
20250602000166780 2/3 \$120.50
Shelby Cnty Judge of Probate, AL
06/02/2025 11:19:45 AM FILED/CERT

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, we have hereunto set our hands and seals, this the 16 day of May 2025.



William M. Boggs

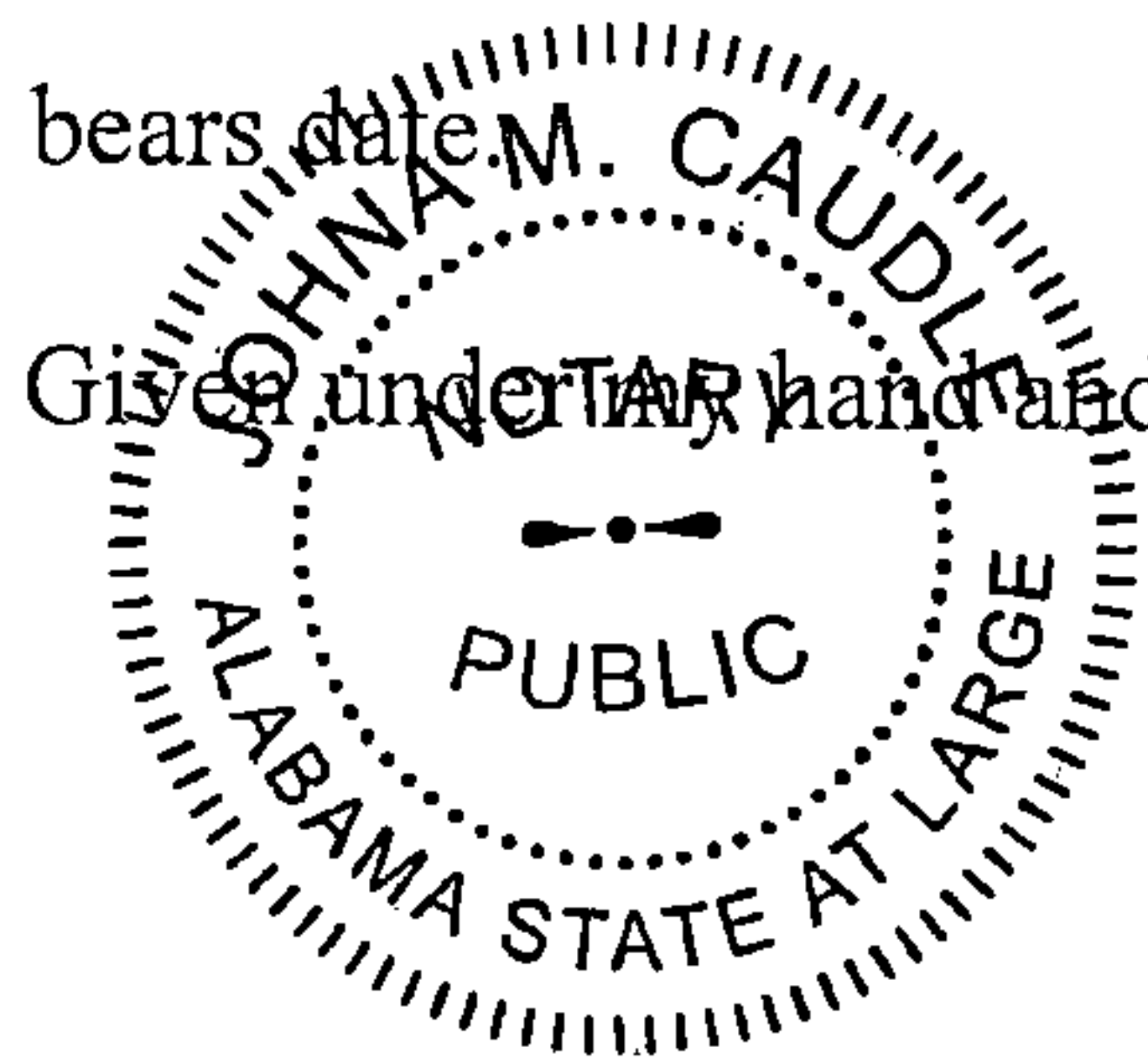


Carolyn A. Boggs

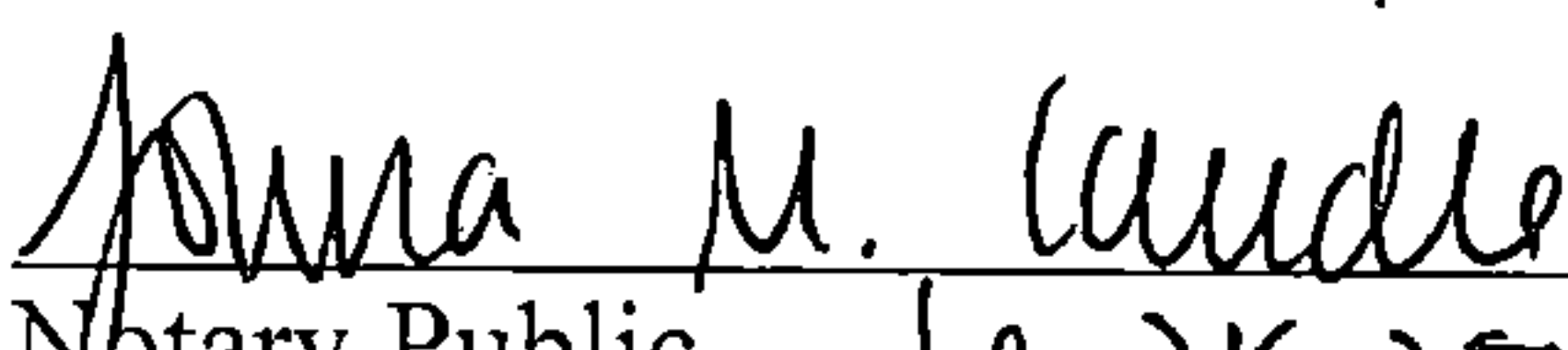
STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Boggs and Carolyn A. Boggs, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal, this the 16 day of May 2025.



Notary Public 6-28-25

Address of Grantee:
1245 Bennett Drive
Alabaster, AL
35007

Address of Grantor:
2029 Shandwick Terrace
Hoover, AL 35242

Property Address:
1245 Bennett Drive
Alabaster, AL 35007

THE PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE CAPTIONED LANDS AND MAKES NO CERTIFICATION AS TO THE STATUS OF THE SAME.



20250602000166780 3/3 \$120.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name William M. Boggs
Carolyn A. Boggs
Mailing Address 2029 Shandwick Terrace
Hoover, AL 35242

Grantee's Name Calixto Rafael Martinez Fuentes
Deysi Aracely Perez Aguilar
Mailing Address 1245 Bennett Drive
Alabaster, AL 35007

Property Address 1245 Bennett Drive
Alabaster, AL 35007

Date of Sale 5-16-2025
Total Purchase Price \$ 92,400.00
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 5-16-2025

Print Jonna M. Caudle

Sign Jonna M. Caudle

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1