

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:
ROLANDO MORALES PEREZ
7330 HIGHWAY 22
MONTEVALLO, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, JEFFERY E. ROBINS, A MARRIED MAN AND JO ELLEN BLACKMON, A MARRIED WOMAN (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto ROLANDO MORALES PEREZ (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

Begin at the point of intersection of east line of NE ¼ of SE ¼ of Section 2, Township 22, Range 3 West with the south line of the old Columbiana and Tuscaloosa public road and run thence in a westerly direction along said road 840 feet to the point of beginning of the land herein conveyed; thence continue in a westerly direction along the south line of said road 60 feet; thence run along the south line of said road in a north-westerly direction 543 feet; thence run along the south line of said road in a westerly direction 404 feet to the northeast corner of a lot owned by Mildred and Walter Davis; thence along same and along the east line of a lot owned by J. D. Holcombe, Jr. south 1050 feet, more or less, to the north line of Arthur Holcombe land; thence along same south 85 deg. east 970 feet, more or less, to the southwest corner of a lot owned by Wesley J. and Margaret H. Barnett; thence along same north 618 feet, more or less, to the point of beginning; said land being situated in the S ½ of NE ¼ and N ½ of SE ¼ of Section 2, Township 22, Range 3 West; EXCEPT that portion sold to Margaret H. Howell as shown by deed recorded in Deed Book 181 page 350 in the Probate Office of Shelby County, Alabama; and also EXCEPT that part sold for highway right of way as shown by deed recorded in Deed Book 174 page 107 in said Probate Office.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$520,000.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

* THIS IS NOT THE HOMESTEAD OF GRANTORS OR THEIR SPOUSES

** ELLIOTT C. ROBINS AND SHIRLEY B. ROBINS, WHO HELD A LIFE ESTATE IN DEED RECORDED IN INST. NO. 20201230000600900, ARE BOTH DECEASED. ELLIOTT DIED SEPTEMBER 10, 2021 AND SHIRLEY DIED JUNE 20, 2025.

*** SUBJECT PROPERTY IS ONE AND THE SAME AS THAT CONVEYED IN INST. NO.
20201230000600900.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and his/her 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 administrators shall warrant and defend the same to the said Grantees, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 15th day of October, 2025.

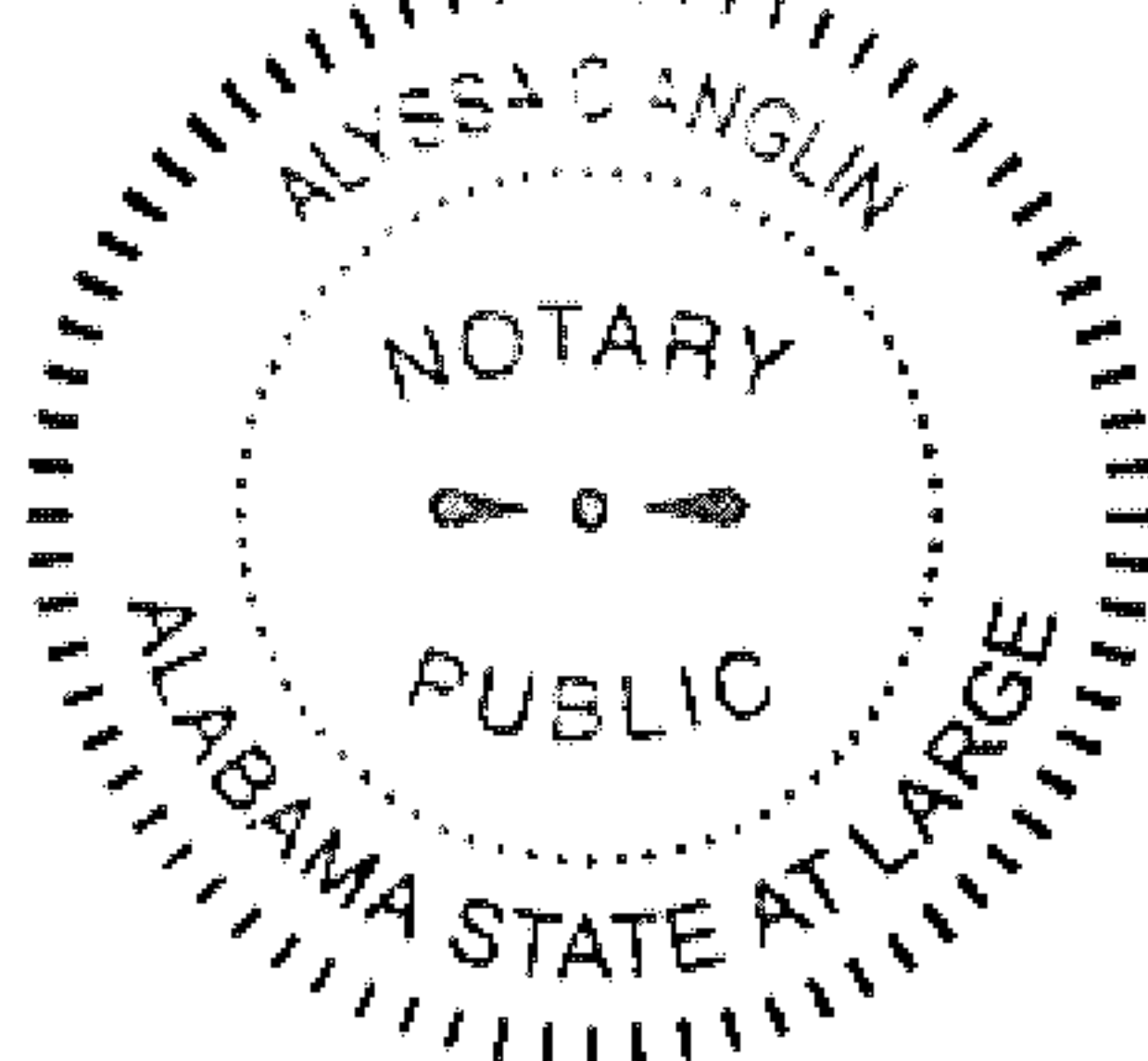

JEFFERY E. ROBINS

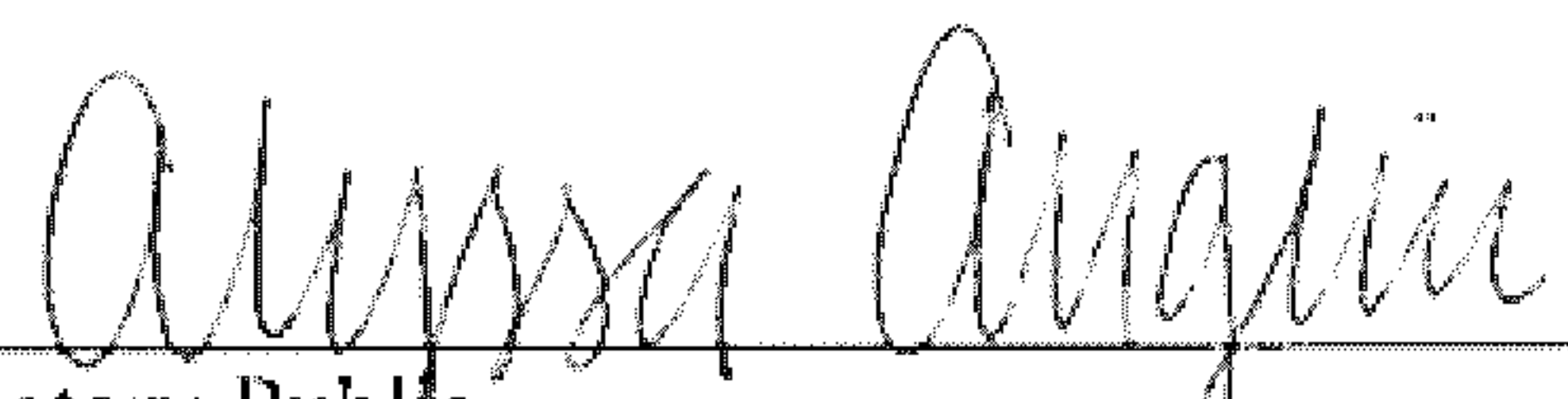

JO ELLEN BLACKMON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JEFFERY E. ROBINS, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2025.

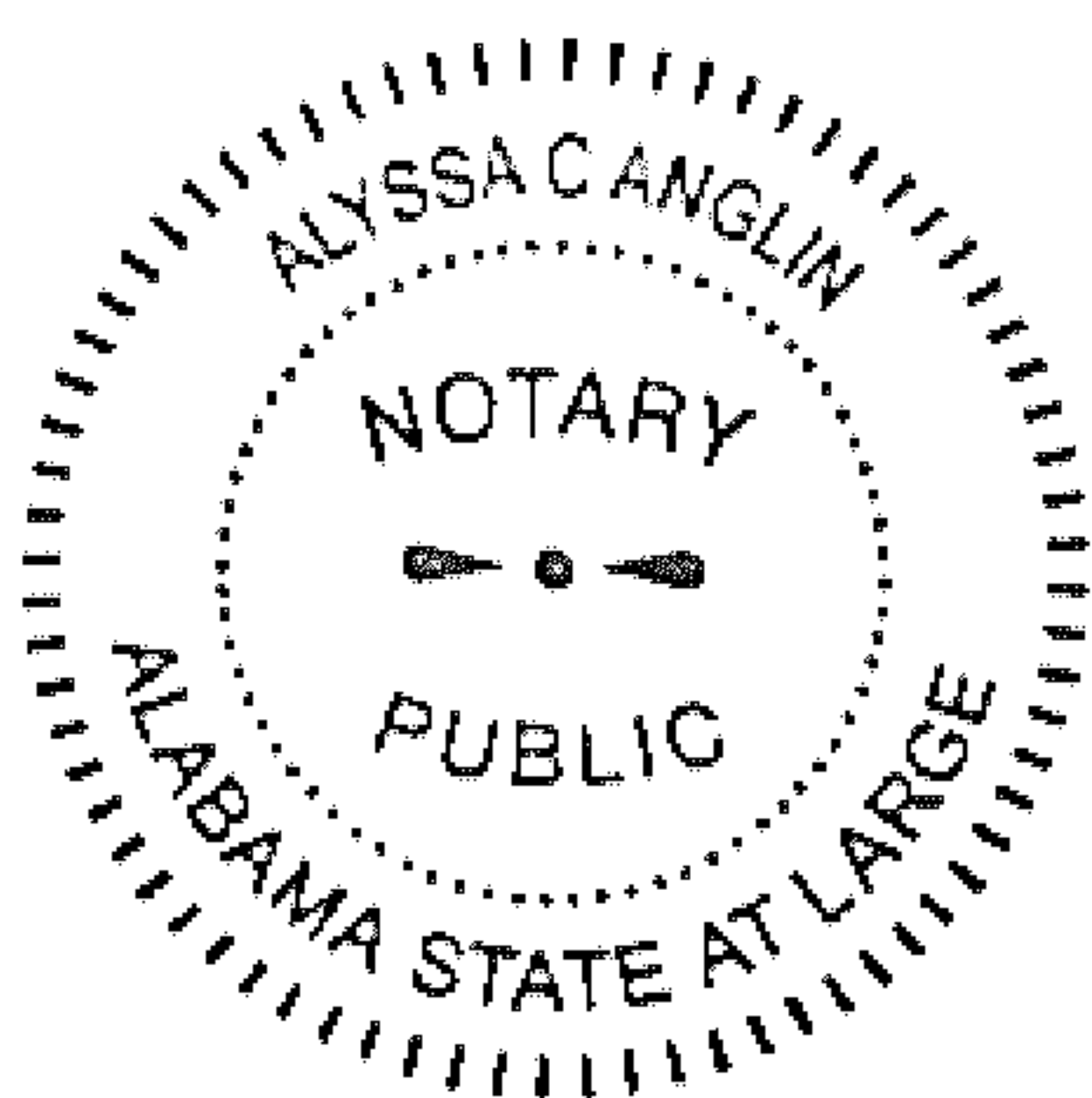


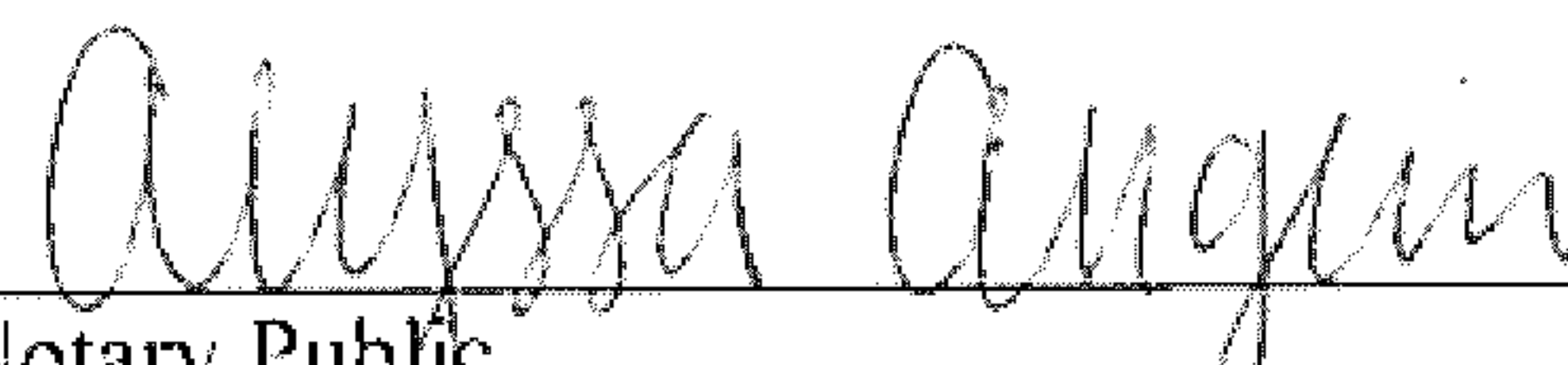

Notary Public
My Commission Expires: 6/4/2029

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JO ELLEN BLACKMON 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2025.




Notary Public
My Commission Expires: 6/4/2029

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JEFFERY E. ROBINS
 Mailing Address C/O GEORGE M. VAUGHN
2820 COLUMBIANA ROAD, STE 100
VESTAVIA HILLS, AL 35216

Grantee's Name ROLANDO MORALES PEREZ
 Mailing Address 425 EDGEWOOD PLACE
MONTEVALLO, AL 35115

Property Address 7330 HIGHWAY 22
MONTEVALLO, AL 35115

Date of Sale 10/15/2025
 Total Purchase Price \$ 650,000.00

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 10/15/2025Print GEORGE M. VAUGHN

Filed and Recorded
 Official Public Records
 attested _____

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/16/2025 10:44:49 AM

\$158.00 JOANN

20251016000318510

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Beal