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09/01/2021 01:48:03 PM  
DEEDS 1/1

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Lilliana Siles Rosales  
141 Kiowa St.  
Montevallo, AL 35115

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Four Thousand Nine Hundred Dollars and No Cents (\$274,900.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Daniel Valentine and Sally Evenden, a married couple, whose mailing address is:**

141 Kiowa St., Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Lilliana Siles Rosales, whose mailing address is:** 141 Kiowa St., Montevallo AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 141 Kiowa St., Montevallo, AL 35115** to-wit:

Lot 88, according to the Survey of Indian Highlands, 3rd Addition, as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 27th day of August, 2021.

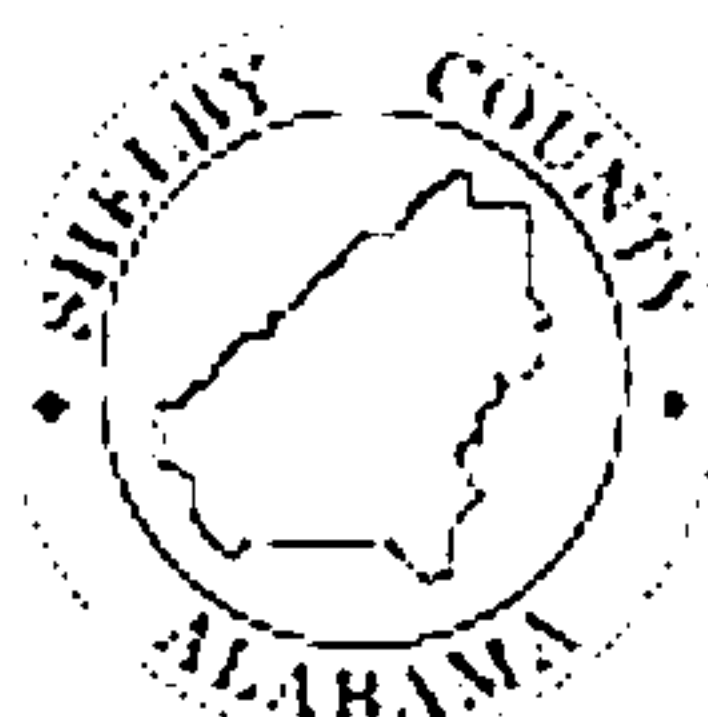
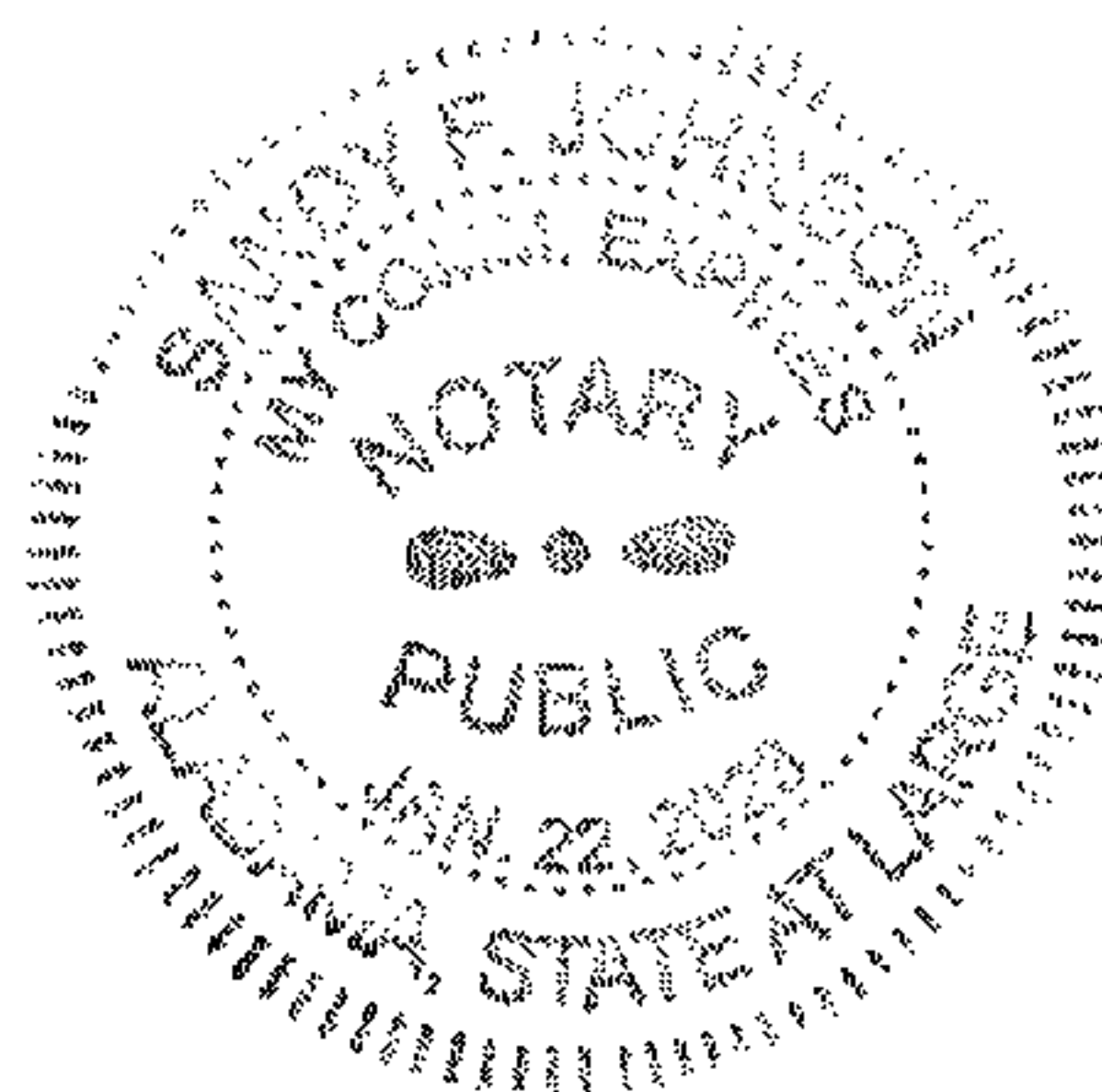
Daniel Valentine  
Daniel Valentine

Sally Evenden  
Sally Evenden

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Daniel Valentine and Sally Evenden, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 27th day of August, 2021.

Sandy F. Johnson  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/01/2021 01:48:03 PM  
\$297.00 BRITTANI  
20210901000427410

Alli S. Boyd