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DEEDS 1/2

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

Send Tax Notice To:  
Hilda Berenice Navarro Espinosa  
229 Grey Oaks Dr.  
Pelham, AL 35124

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Fifteen Thousand Dollars and No Cents (\$515,000.00)**, 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

**Brooke L. O'Brien and Stephen J. O'Brien, a married couple, whose mailing address is:**

**1109 Henderson Dr, Lexington KY 40515**

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

**Hilda Berenice Navarro Espinosa, whose mailing address is:**

**229 Grey Oaks Drive, Pelham, AL 35124**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **229 Grey Oaks Dr., Pelham, AL 35124** to-wit:

Lot 25, according to the Survey of Grey Oaks Sector III, as recorded in Map Book 47, Page 75, in the Probate Office of Shelby County, Alabama.


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

\$450,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

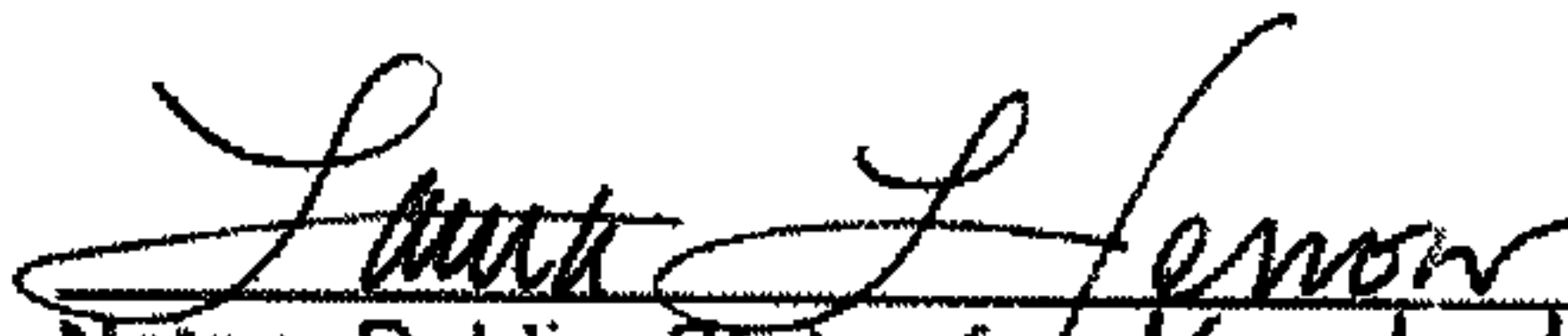
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 19<sup>th</sup> day of July, 2021.

  
Stephen J. O'Brien

  
Brooke L. O'Brien

State of Kentucky  
County of Fayette

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stephen J. O'Brien and Brooke L. O'Brien, 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 19<sup>th</sup> day of July, 2021.

  
Notary Public, State of Kentucky  
Laura L. Perrow  
Printed Name of Notary  
My Commission Expires: 12-19-2022

Laura L. Perrow  
Notary Public ID #613718  
Kentucky - State at Large  
My Commission Expires 12/19/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$90.00 JOANN  
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