

Send Tax Notice to:  
Saul Alcides Torres Sanchez  
125 Blue Spring Pl  
Alabaster, AL 35007

This Instrument Prepared By:  
Sandy F. Johnson  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-2585

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **William Brannon and Yanira Brannon, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

125 Blue Spring Pl., Alabaster, AL 35007

by **Saul Alcides Torres Sanchez (herein referred to as "Grantee")**, whose mailing address is

2805 Woodburry Drive, Fultondale, AL 35068

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **125 Blue Spring Pl, Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

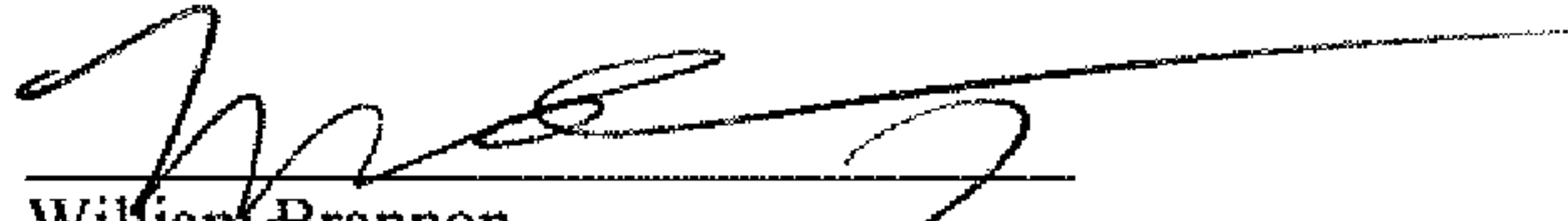

MINING AND MINERAL RIGHTS EXCEPTED.

**\$270,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

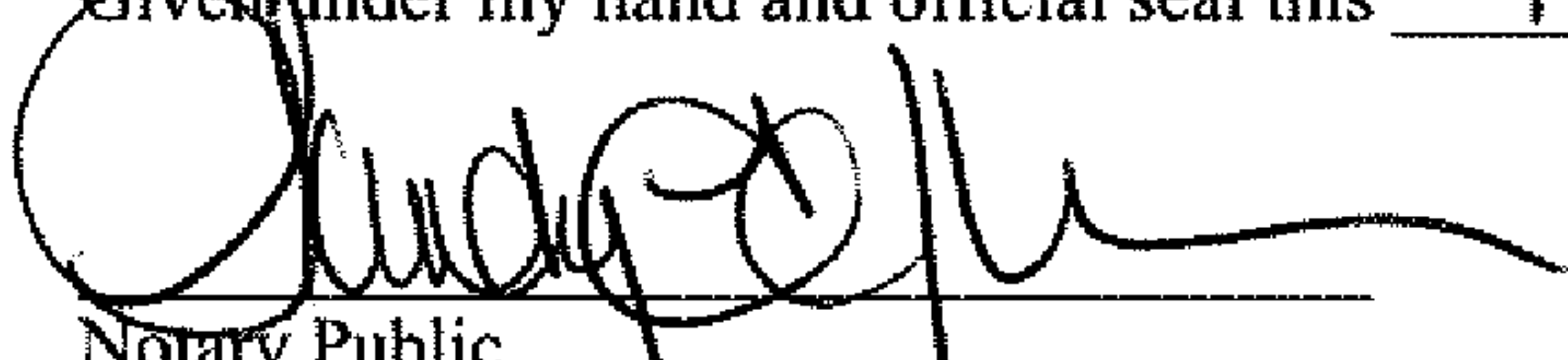
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 9<sup>th</sup> day of August, 2022

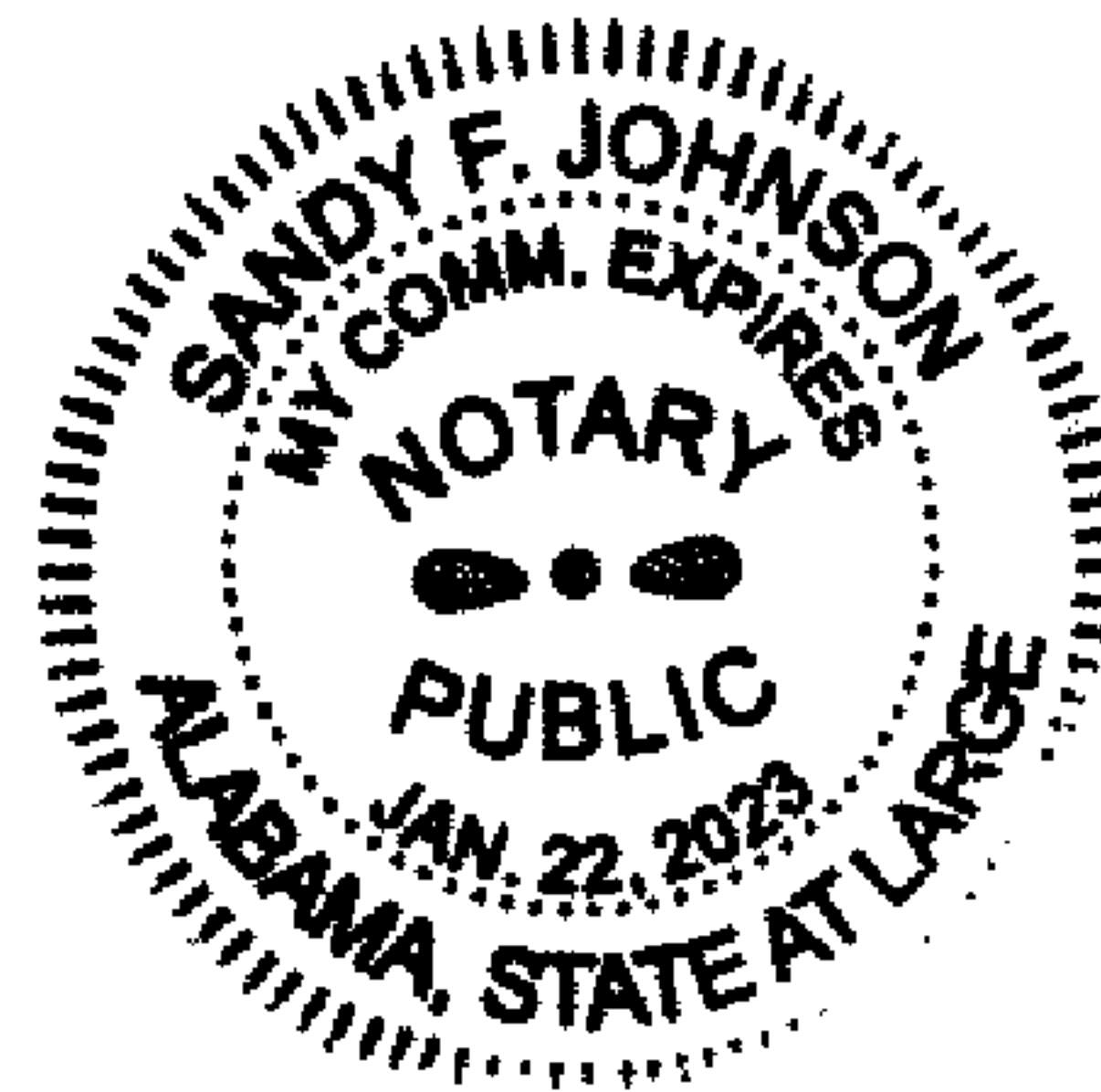
  
\_\_\_\_\_  
William Brannon  
  
\_\_\_\_\_  
Yanira Brannon

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Brannon and Yanira Brannon**, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public  
Sandy F. Johnson  
Printed Name  
My Commission Expires: 01/22/2023



**EXHIBIT A**

Property 1:

Lot 132, according to the Survey of Summer Brook, Sector 5, Phase 1, as recorded in Map Book 21, Page 55, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/10/2022 03:27:33 PM  
\$42.50 JOANN  
20220810000313130

*Allen S. Bayl*