

Send Tax Notice to:  
Cristhian Alejandro Arambula  
Zamora  
121 Aviators View Drive  
Alabaster, AL 35007

This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-22-2346**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$255,000.00)** 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

**Ahna Denete Ravan and Gary Adam Morneault, wife and husband (herein referred to as "Grantor," whether one or more),** whose mailing address is

**105** Rock Manor Court, Madison, AL 35756

by **Cristhian Alejandro Arambula Zamora (herein referred to as "Grantee"),** whose mailing address is

**48 Green Park S., Pelham, AL 35124**

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 **121 Aviators View Dr, 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.

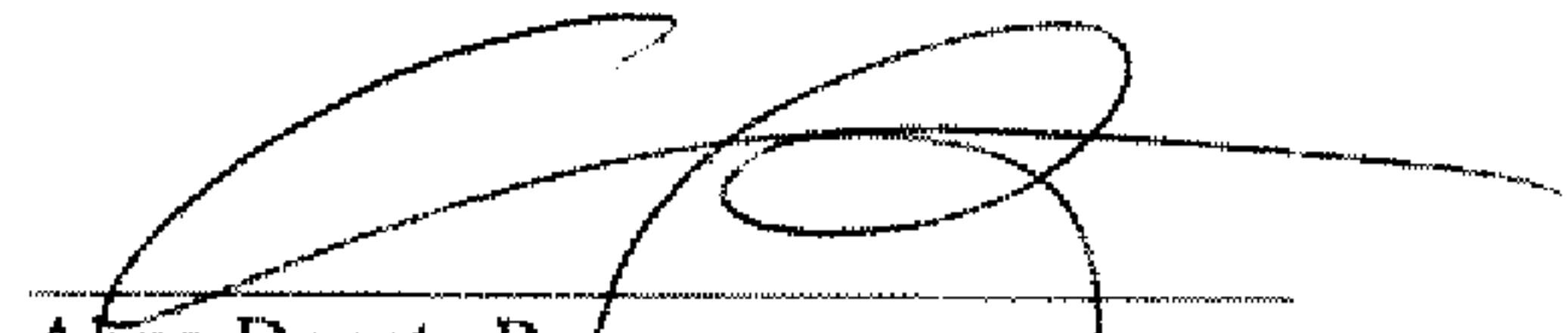
MINING AND MINERAL RIGHTS EXCEPTED.

**\$242,250.00 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 19 day of August, 2022

  
Anna Denete Ravan

  
Gary Adam Morneau

State of Alabama  
County of Shelby

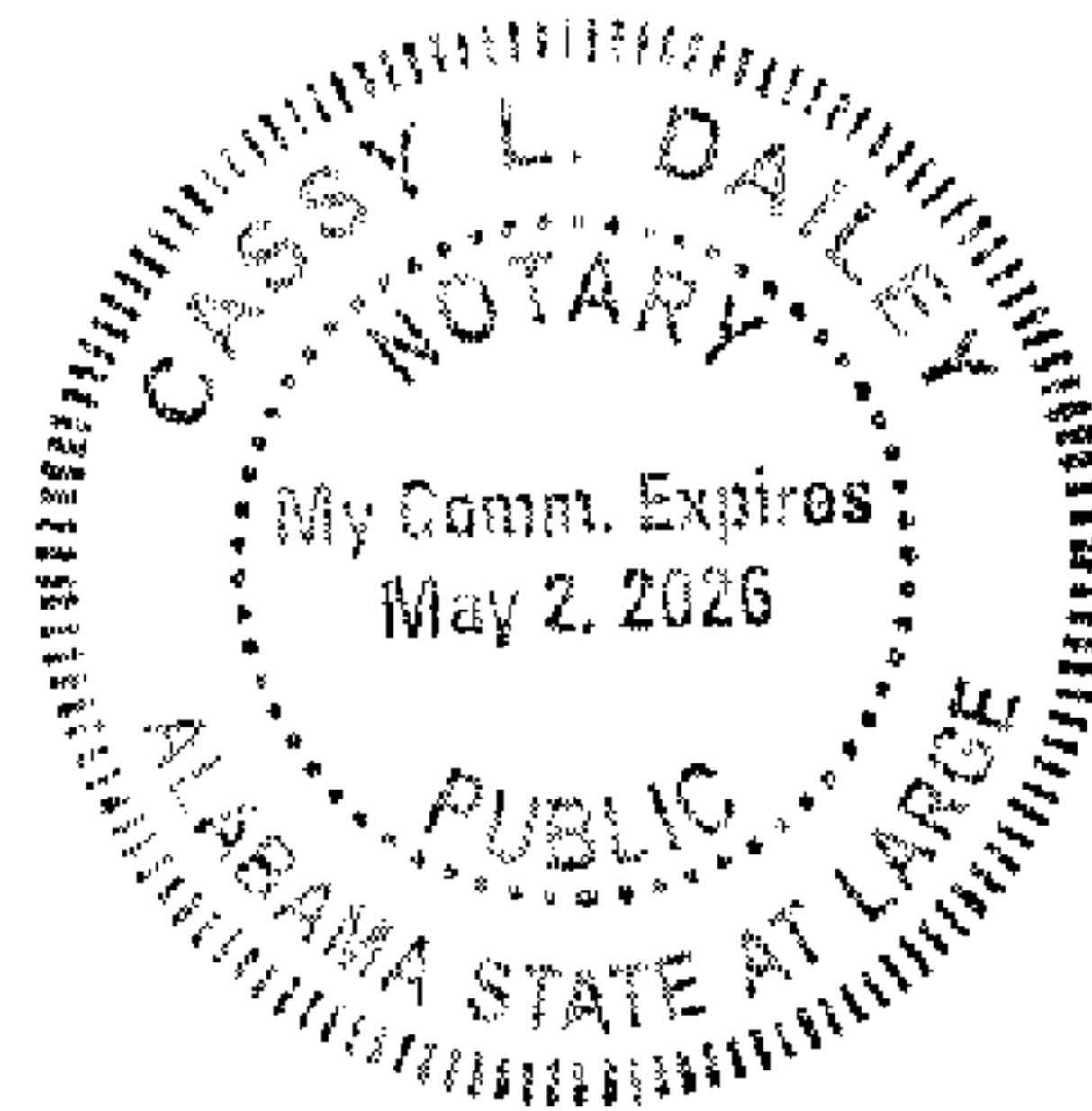
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anna Denete Ravan and Gary Adam Morneau**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of August, 2022

  
Notary Public

Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 1, according to the map and survey of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Probate Office of Judge of Probate of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/01/2022 02:34:47 PM**  
**\$41.00 BRITTANI**  
**20220901000343340**

*Allen S. Bayl*