

20221025000400230
10/25/2022 09:48:03 AM
DEEDS 1/3

Send Tax Notice to:
Saul Saucedo and Noemi Corpus De

Lira

235 Industrial Pkway
Columbiana AL 35051

This Instrument Prepared By:
Jeff George Underwood
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-3769ia

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THREE THOUSAND SEVEN HUNDRED AND 00/100 (\$183,700.00)** 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 **Irby Home Buyers, LLC**, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

1 Saint Louis Street, 3400, Mobile, AL 36602

by **Saul Saucedo and Noemi Corpus De Lira** (herein referred to as "Grantee," whether one or more), whose mailing address is

235 Industrial Pkway, Columbiana AL 35051

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 **1199 Yeager Parkway, Pelham, AL 35124**, 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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

This Property is sold AS IS, and Grantor only warrants title from the time the Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

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

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 7 day of October, 2022

Irby Home Buyers, LLC, an Alabama Limited Liability Company

By Jennifer Forsman
Jennifer Forsman, Authorized Signor

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Forsman,, whose name(s) as **Authorized Signor(s)** of Irby Home Buyers, LLC, a/an **Alabama** corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of Irby Home Buyers, LLC, on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2022

Victoria Watts
Notary Public

Victoria Watts
Printed Name

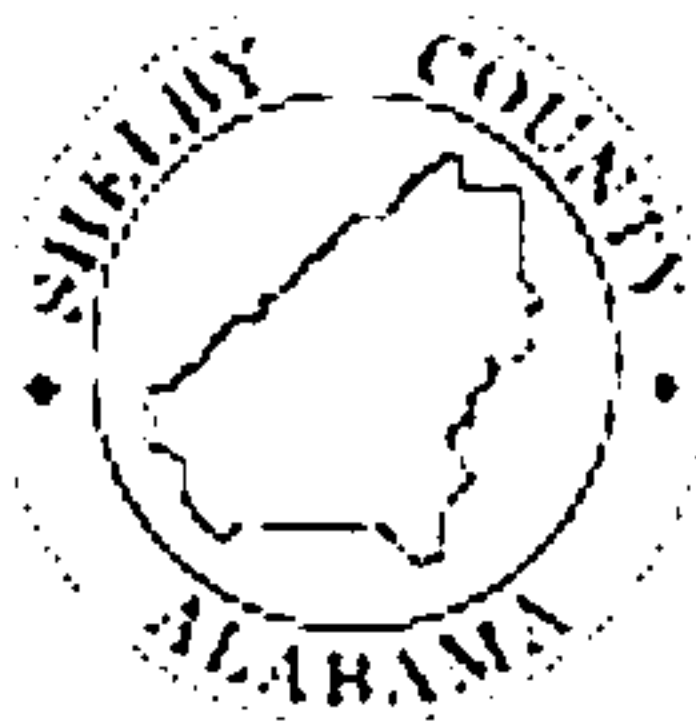
My Commission Expires: 7/7/26



EXHIBIT A

Property 1:

Lot 2, according to the Map of Buse Family Subdivision, as recorded in Map Book 51, Page 6,
Instrument# 20190925000350150 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
10/25/2022 09:48:03 AM
\$212.00 JOANN
20221025000400230

Alli S. Beal