

Send Tax Notice to:  
Brian A. Heredia Torres  
1205 David Drive  
Pelham, AL 35124

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

File: **PEL-22-4912**

STATE OF ALABAMA  
COUNTY OF SHELBY

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SIXTY ONE THOUSAND AND 00/100 (\$261,000.00) 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 **Dorthianna Wright-Shaw, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2324 Twelve Oaks Drive, Hoover, AL 35124

by **Brian A. Heredia Torres (herein referred to as "Grantee")**, whose mailing address is 1205 David Drive, 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 **1205 David Dr, 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.

**\$247,950.00 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.

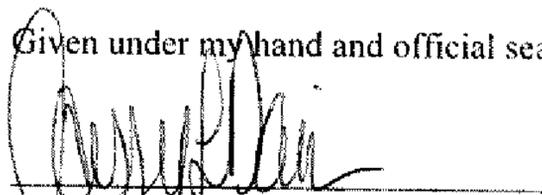
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14 day of November 2022

  
Dorthianna Wright-Shaw

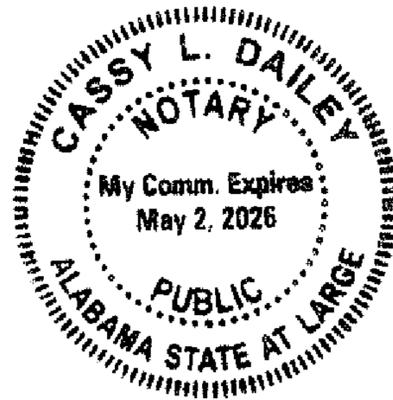
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Dorthianna Wright-Shaw whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of November, 2022.

  
Notary Public

My Commission Expires: 05/02/2026



**EXHIBIT A**

**Property 1:**

Part of Lot 1, Block 2, Brookfield First Sector, a map of which is recorded in the office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, page 125, and an acreage parcel in the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the northwest corner of said Lot 1, run in a southerly direction along the west line of said Lot 1, for a distance of 101.13 feet, thence turn an angle to the left of 61 degrees 30 minutes and run, in a southeasterly direction for a distance of 78.00 feet, thence turn an angle to the left of 91 degrees 16 minutes 30 seconds and run in a northerly direction for a distance of 170.25 feet, more or less, to a point on the southerly right of way line of David Drive, thence turn an angle to the left and run along said south right of way line for a distance of 147.62 feet, more or less, to the point of beginning.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/15/2022 02:40:40 PM**  
**\$41.50 PAYGE**  
**20221115000423840**

*Allie S. Bayal*