

20230406000096890  
04/06/2023 02:25:07 PM  
DEEDS 1/3

Send Tax Notice to:  
Omar David Olvera and Sonia  
Marisol Hernandez Moreno  
1093 Macqueen Circle  
Helena, AL 35080

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-22-5926**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$238,000.00) 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 **Norman Keith Porter, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

P.O. Box 143, Brookfield, AL 35085

by **Omar David Olvera and Sonia Marisol Hernandez Moreno (herein referred to as "Grantee," whether one or more)**, whose mailing address is  
**1093 Macqueen Cir. Helena, AL 35080**

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1093 Macqueen Circle, Helena, AL 35080**, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\*Norman Keith Porter is the surviving grantee of that certain deed recorded in Instrument #1995-09451. The other grantee, Henry Norman Porter, is deceased, having died on or about 04/14/2008.\***

**\$190,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 30 day of March, 2023.

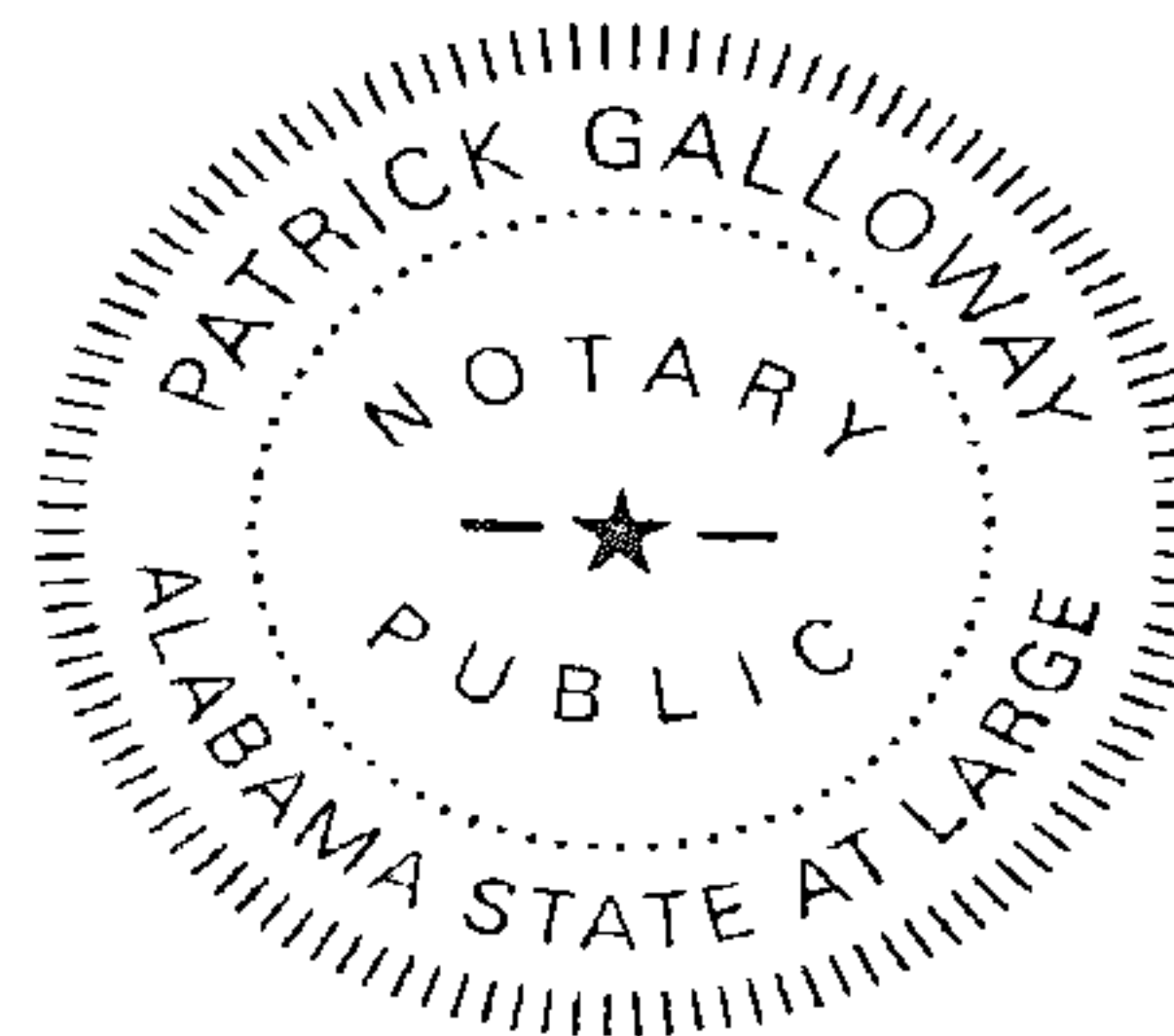
Norman Keith Porter  
Norman Keith Porter

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Norman Keith Porter 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 30 day of March, 2023.

Patrick Galloway  
Notary Public  
My Commission Expires 10-4-25



**EXHIBIT A**

Property 1:

Lot 10, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, 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**  
**04/06/2023 02:25:07 PM**  
**\$76.00 JOANN**  
**20230406000096890**

*Allie S. Bayl*

General Warranty Deed - JTROS (AL)