

Send Tax Notice to:
Haley A. Evans
109 Brook Circle
Pelham, AL 35124

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

File: PEL-23-11703

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)** 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

Jose Exposito Leal and wife, Jeannette Elizondo, husband and wife, and Yunia Exposito Leal, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is
1743 Woodbrook Trl, Alabaster, AL 35007

by **Haley A. Evans (herein referred to as "Grantee"),** whose mailing address is
109 Brook Circle, 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 **109 Brook Circle, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$230,000.00 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 23 day of August, 2023.

Jose Exposito Leal
Jose Exposito Leal

Jeannette Elizondo
Jeannette Elizondo

Yunia Exposito Leal
Yunia Exposito Leal

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jose Exposito Leal, Jeannette Elizondo and Yunia Exposito Leal 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 23 day of August, 2023.

Amado Santos
Notary Public
My Commission Expires: 8-26-2024



EXHIBIT A

Property 1:

Lot 63, according to the Survey of Ivy Brook, Phase Two, Second Addition, as recorded in Map Book 20, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2023 01:21:41 PM
\$104.00 BRITTANI
20230906000269780

Allen S. Bayl