

Send Tax Notice to:  
Julio Cesar Amador Valdovinos and  
Teresa Puga  
106 Shady Lane  
Alabaster, AL 35007

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

File: **PEL-23-11706**

STATE OF ALABAMA  
COUNTY OF SHELBY

## **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00)** 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 **Kelly Whitman and Lisa Burke, Trustees of The Joyce Lee Irrevocable Trust dated 01-07-2020 (herein referred to as "Grantor," whether one or more)**, whose mailing address is

836 Ballantrae Pkwy, Pelham, AL 35124

by **Julio Cesar Amador Valdovinos and Teresa Puga (herein referred to as "Grantee," whether one or more)**, whose mailing address is

106 Shady Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **106 Shady Ln, Alabaster, AL 35007-7446**, 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.

**\$216,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor 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 07 day of September 2023.

The Joyce Lee Irrevocable Trust dated 01-07-2020

By:

Kelly Whitman  
Kelly Whitman, Trustee

By:

Lisa Burke  
Lisa Burke, Trustee

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kelly Whitman and Lisa Burke**, whose name(s) as **Trustee(s)** of **The Joyce Lee Irrevocable Trust dated 01-07-2020**, 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, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of said Trust, on the day the same bears date.

Given under my hand and official seal this 07 day of Sept., 2023.

Sandy F. Johnson  
Notary Public

Printed Name

My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

A TRACT OF LAND SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, IN SHELBY COUNTY, ALABAMA.

COMMENCE AT THE SW CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 23 A DISTANCE OF 152.36 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 90 DEGREES AND RUN A DISTANCE OF 219.52 FEET TO A POINT; THENCE TURN TO THE RIGHT ANGLE OF 90 DEGREES AND RUN A DISTANCE OF 345.80 FEET TO A POINT; THENCE TURN AN ANGLE OF 70 DEGREES, 25 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 233 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 23, THENCE TURN TO THE RIGHT AN ANGLE OF 109 DEGREES, 35 MINUTES AND RUN A DISTANCE OF 423.90 FEET TO THE POINT OF BEGINNING.

Source of Title: Warranty Deed from Joyce Lee to Kelly Whitman and/or Lisa Burke, Trustee of the Joyce Lee Irrevocable Trust dated 01-07-2020, dated January 7, 2020 and recorded February 12, 2020 as instrument 20200212000058550 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  
09/12/2023 02:41:39 PM  
\$98.00 JOANN  
20230912000275180

*Allen S. Bayl*