

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
URIEL AGUIRRE TOLEDO
180 STONEHAVEN DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20231127000342720 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
11/27/2023 11:16:37 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, RONALD B. BURROUGHS and wife, UNA BURROUGHS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto URIEL AGUIRRE TOLEDO, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 6, according to the Survey of Blueberry Estates, as recorded in Map Book 5, page 72, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2024, which are a lien but not yet due and payable until October 1, 2023.
2. Restrictions of record in Deed Volume 272, page 64, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Volume 36, page 428, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company as recorded in Deed Volume 118, page 176 and Deed Volume 126, page 321 in the Probate Office of Shelby County, Alabama.

\$97,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

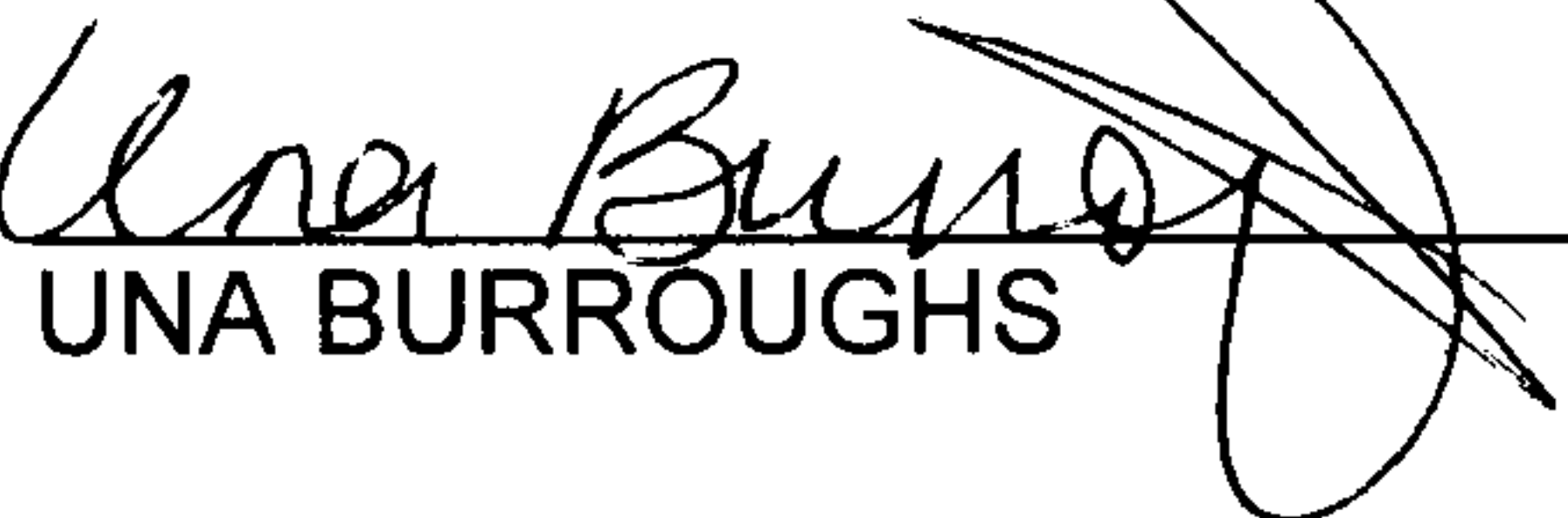
And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.



20231127000342720 2/3 \$31.00
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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21ST day
of NOVEMBER, 2023.

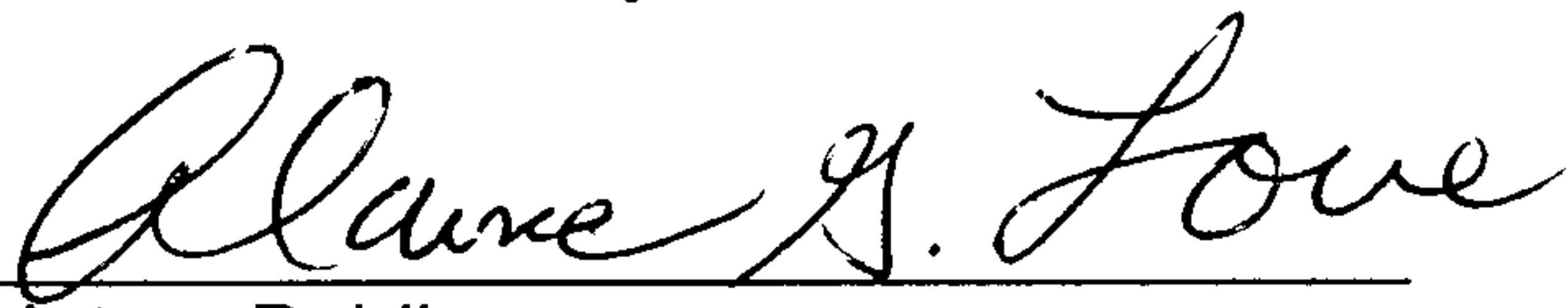

RONALD B. BURROUGHS (L.S.)


UNA BURROUGHS (L.S.)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RONALD B. BURROUGHS and wife, UNA BURROUGHS, whose names are
signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that being informed of the contents of the conveyance they have executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 21ST day of NOVEMBER, 2023.


Notary Public
My Commission Expires: 10/31/2023



20231127000342720 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
RONALD B. BURROUGHS and wife, UNA BURROUGHS
Mailing Address:
600 CAMP BRANCH ROAD
ALABASTER, ALABAMA 35007

Property Address:
119 Oliver Street
Pelham, AL 35124

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
URIEL AGUIRRE TOLEDO
Mailing Address:
180 STONEHAVEN DRIVE
PELHAM, ALABAMA 35124

Date of Sale: NOVEMBER 21ST, 2023
Total Purchase Price: \$100,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____