

Send Tax Notice to:  
Heidy C. Bonilla and Walter  
Alexander Alvarado Guardado  
346 Wynlake Dr.  

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Alabaster, AL 35007

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

File: **PEL-24-1644**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED FORTY NINE THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$449,850.00)** 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

**Valor Communities, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more),** whose mailing address is

105 Hayesbury Drive, Pelham, AL 35124

by **Heidy C. Bonilla and Walter Alexander Alvarado Guardado (herein referred to as "Grantee," whether one or more),** whose mailing address is

346 Wynlake Dr., 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 **346 Wynlake Dr, Alabaster, AL 35007,** 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$359,880.00 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 29<sup>th</sup> day of March, 2024.

Valor Communities, LLC, an Alabama Limited Liability Company

By: *Jeannie Chance*  
Jeannie Chance, Authorized Agent

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeannie Chance**, whose name(s) as **Authorized Agent(s)** of **Valor Communities, LLC**, a/an **Alabama** limited liability company, is 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Valor Communities, LLC**, on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of March, 2024.

*Sandy F. Johnson*  
Notary Public

Printed Name Sandy F. Johnson  
My Commission Expires: 01/09/27



**EXHIBIT A**

Property 1:

Lot 21, according to map or plat of Wynlake Sector 6 Phase 1, as recorded in Map Book 58, Page 36 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**  
**04/03/2024 11:18:14 AM**  
**\$118.00 JOANN**  
**20240403000091680**

*Alvin S. Bayl*

General Warranty Deed – LE - JTROS (AL)