

This document prepared by:
Law Office of John A. Gant, PC
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Gustavo Toral Galicia
1549 Camden Ave.
Hoover, AL 35226

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Two Thousand and 00/100 Dollars (\$282,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, ELIZABETH W. MCELROY, as Successor Personal Representative of the Estate of Clarence E. Dean, deceased, Jefferson County Probate Case #22BHM00135 (as to an undivided ½ interest) and BARRY C. DEAN, unmarried, JAY C. DEAN, a married person, SHARON DEAN CALDWELL, a married person and CARL E. DEAN, unmarried, Heirs of Carol Ann Dean (as to an undivided ½ interest) (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GUSTAVO TORAL GALICIA (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama:

See Exhibit "A" Attached

The subject property does not constitute the homestead of the Grantors or any of their spouses, as applicable.

The subject property does not constitute the homestead of the Grantee or his spouse.

Two Hundred Seventy Six Thousand Seven Hundred Sixty and 00/100 Dollars (\$276,760.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our heirs, executors and administrators covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are 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.

Dated this the 28th day of June, 2024.

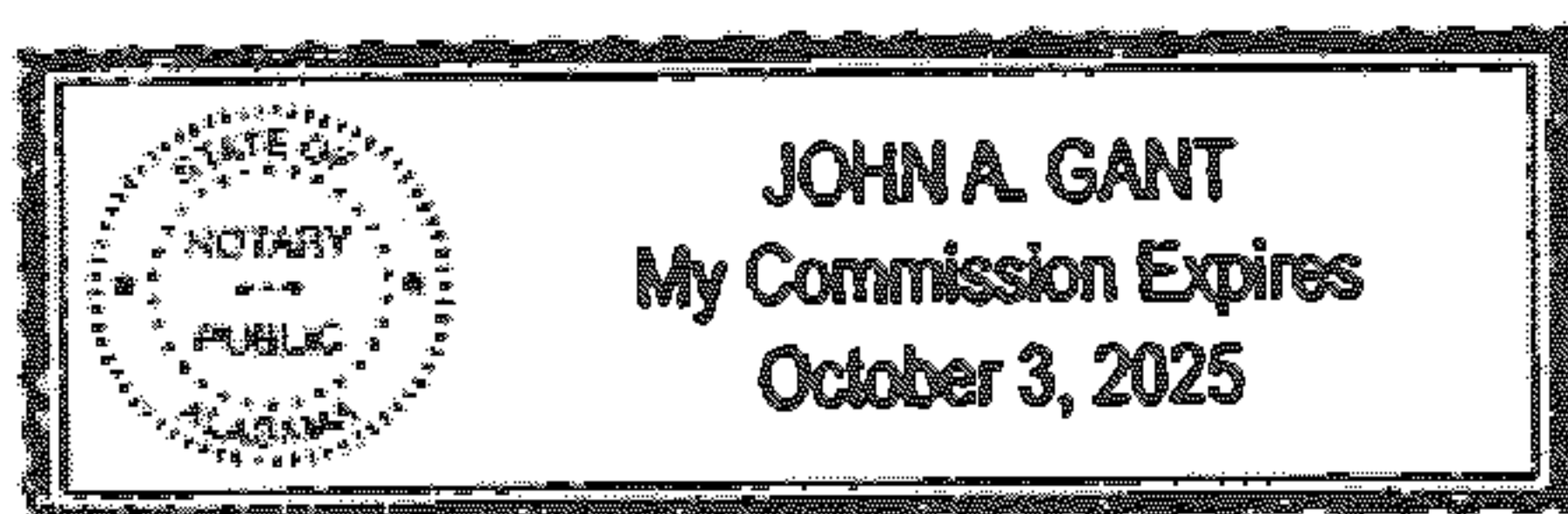
Elizabeth W. Mcelroy
ELIZABETH W. MCELROY,
as Successor Personal Representative
of the Estate of Clarence E. Dean, deceased,
Jefferson County Probate Case #22BHM00135

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY, as Successor Personal Representative of the Estate of Clarence E. Dean, deceased, Jefferson County Probate Case #22BHM00135 name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2025



Dated this 28th day of June, 2024.

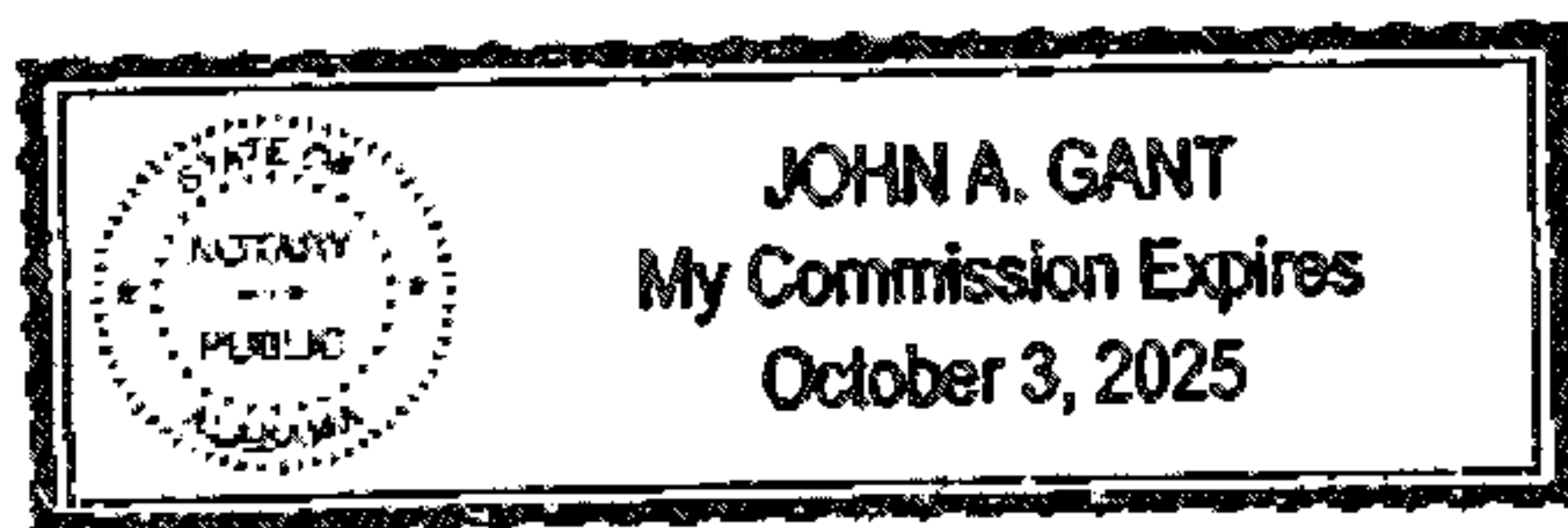
Barry C. Dean by Elizabeth W. Mcelroy his attorney in fact
BARRY C. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for BARRY C. DEAN, whose name 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, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 28th day of June, 2024.

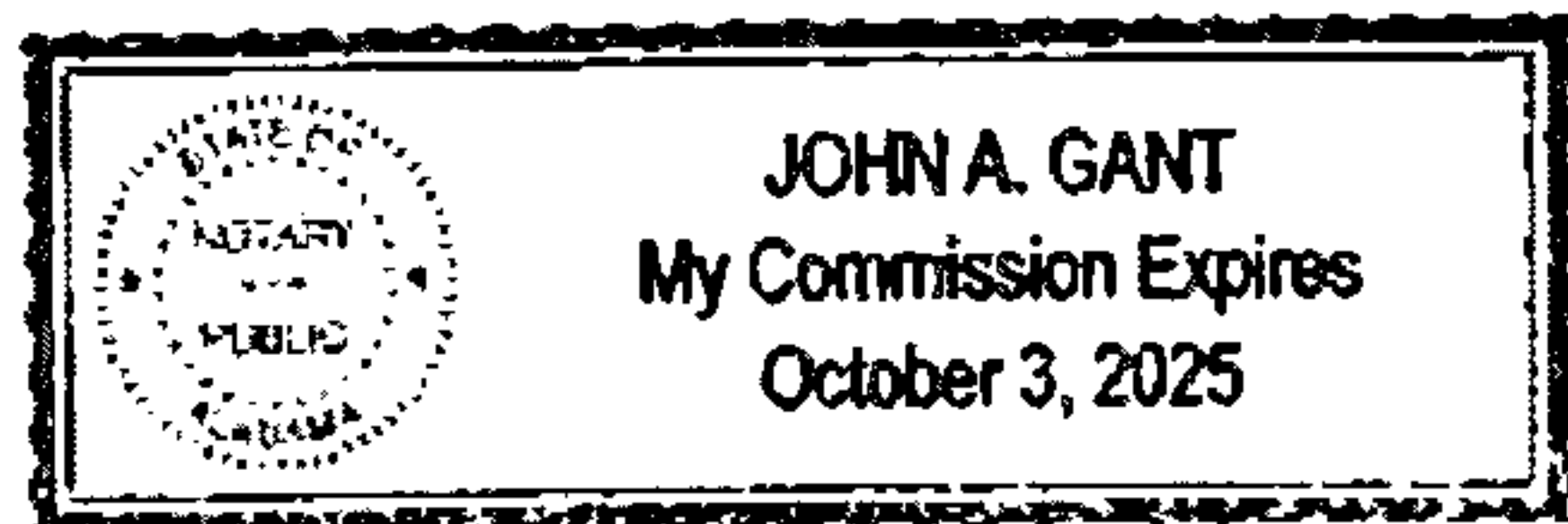
Sharon Dean Caldwell by Elizabeth W. Mcelroy her attorney in fact
SHARON DEAN CALDWELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for SHARON DEAN CALDWELL, whose name 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, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 28th day of June, 2024.

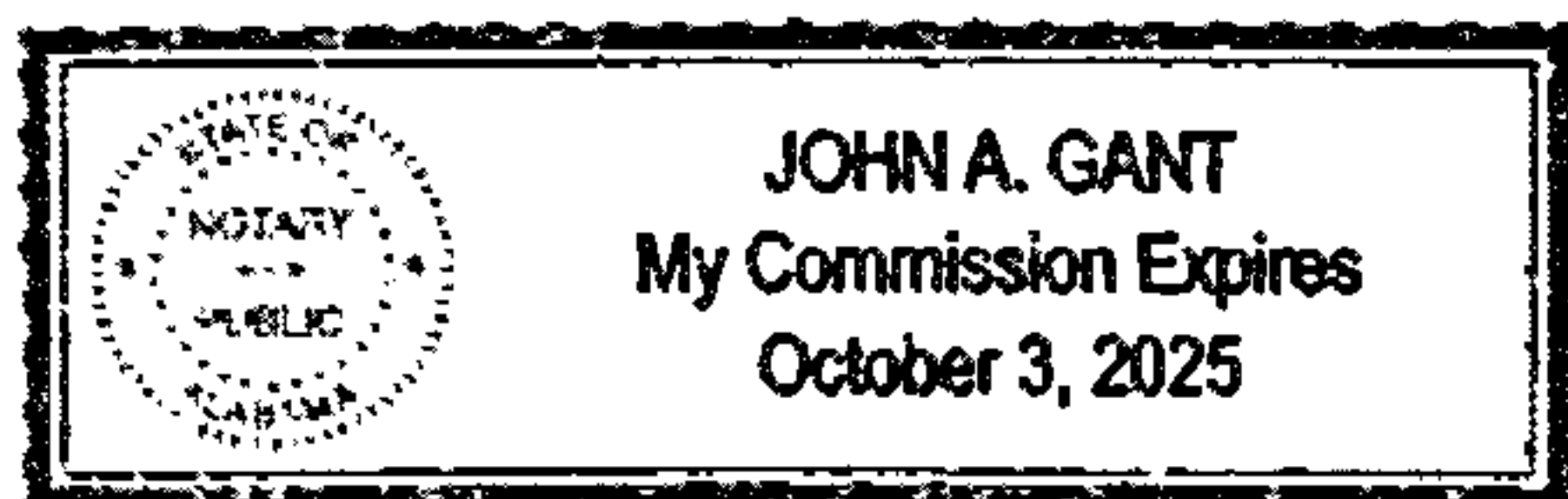
Jay C. Dean by Elizabeth W. Mcelroy in attorney in fact
JAY C. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for JAY C. DEAN, whose name 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, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 28th day of June, 2024.

Carl E. Dean by Elizabeth W. Mcelroy his attorney in fact
CARL E. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for CARL E. DEAN, whose name 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, she, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025

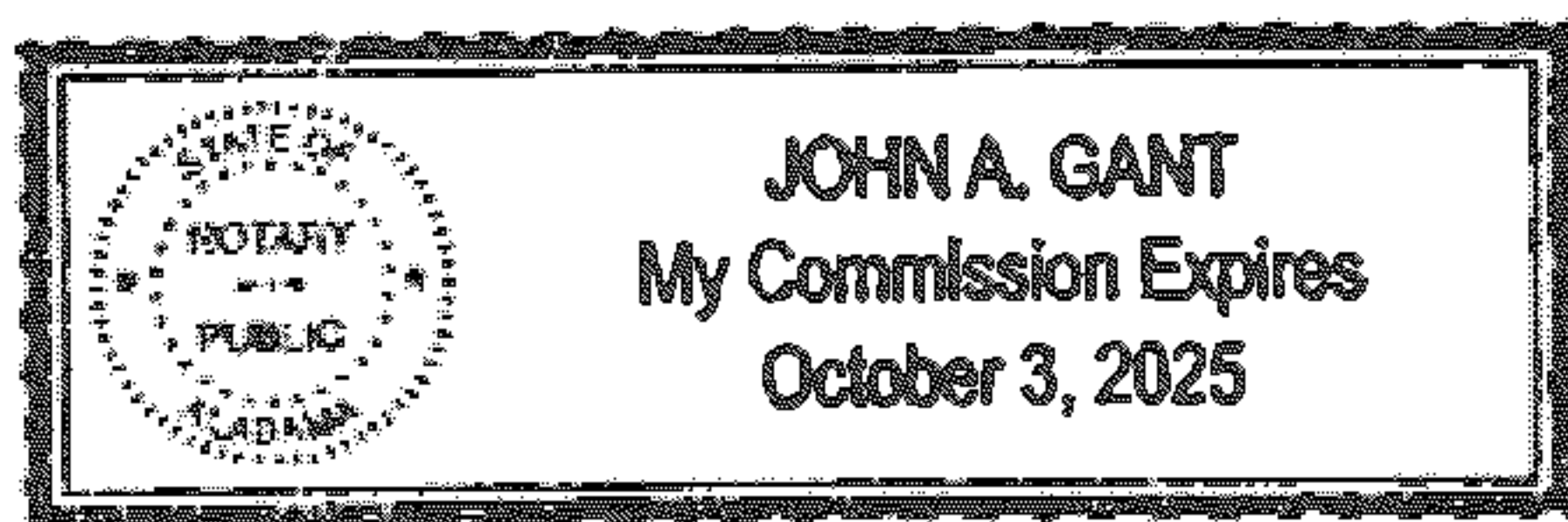
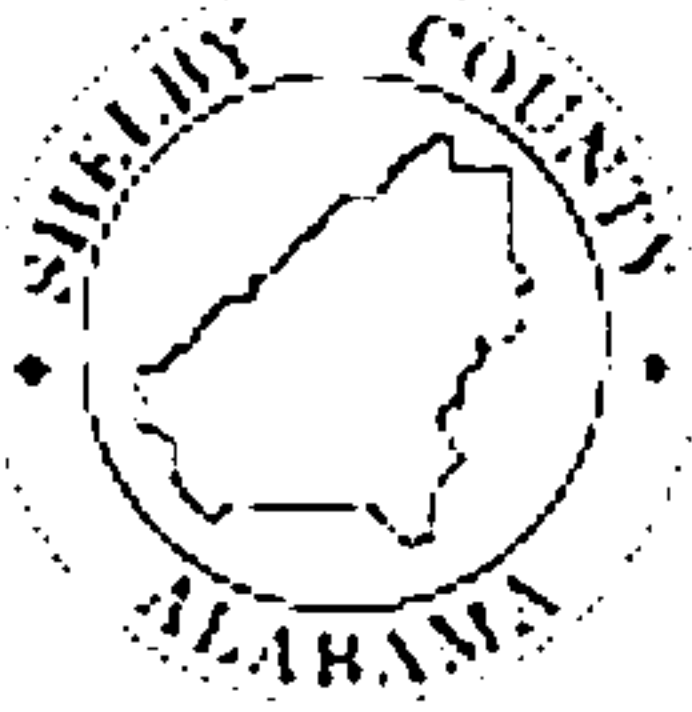


EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SW /4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF AMAZING GRACE WORSHIP CENTER, AS RECORDED IN MAP BOOK: 44, PAGE: 92, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1/2" CAPPED REBAR STAMPED "SCS"; THENCE RUN N 25°54'47" W ALONG THE EAST LINE OF SAID LOT FOR DISTANCE OF 394.18 FEET TO A FOUND 5/8" REBAR; THENCE RUN N 81°56'04" E FOR A DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 03°45'40" W FOR A DISTANCE OF 256.18 FEET TO A FOUND 5/8" REBAR; THENCE RUN S 82°33'32" E FOR A DISTANCE OF 147.67 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 82°31'43" E FOR A DISTANCE OF 50.19 FEET TO A FOUND 3/4" IRON BAR; THENCE RUN N 09°19'55" E FOR A DISTANCE OF 489.54 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 85°14'52" E FOR A DISTANCE OF 588.21 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 10°28'26" W FOR A DISTANCE OF 538.07 FEET TO A FOUND 1" CRIMP PIPE; THENCE RUN S 74°45'48" W FOR A DISTANCE OF 290.80 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 79°54'48" W FOR A DISTANCE OF 220.90 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 82°25'13" W FOR A DISTANCE OF 251.27 FEET TO A THE POINT OF BEGINNING.

Together with a non-exclusive easement appurtenant for ingress, egress and utilities 20-feet wide, 10-feet on each side of the following described centerline: Commence at the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 01 deg. 20 min. East a distance of 245.31 feet; thence run South 06 deg. 41 min. West a distance of 114.35 feet; thence run South 00 deg. 07 min. West a distance of 181.15 feet; thence run South 04 deg. 10 min. West a distance of 165.20 feet to a point on the Northeasterly right-of-way of U. S. Highway #31; thence run South 38 deg. 52 min. East along the right-of-way of U. S. Highway #31 a distance of 24.2 feet to the centerline of an existing chert road and the point of beginning; thence run North 45 deg. 20 min. East a distance of 60.0 feet; thence run North 51 deg. 38 min. East a distance of 60.0 feet; thence run North 56 deg. 43 min. East a distance of 60.0 feet; thence run North 61 deg. 10 min. East a distance of 57.0 feet; thence run North 80 deg. 06 min. East a distance of 432.4 feet; thence run East a distance of 194.3 feet; thence run North 80 deg. 09 min. East a distance of 87.5 feet; thence run North 85 deg. 30 min. East a distance of 89.3 feet; thence run South 82 deg. 12 min. East a distance of 51.4 feet to the end of said centerline.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2024 12:27:09 PM
 \$53.50 BRITTANI
 20240701000196330

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Clarence E. Dean and
Heirs of Carol Ann Dean
 Mailing Address 2700 Highway 280, Ste. 110E
Birmingham, AL 35223

Grantee's Name Gustavo Toral Galicia
 Mailing Address 1549 Camden Ave.
Hoover, AL 35226

Property Address 190 Nolen Ln.
Alabaster, AL 35007

Date of Sale 6/28/2024
 Total Purchase Price \$ 282,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 6/28/2024

Print John A. Gant

Sign *John A. Gant*
 (Owner (Agent) circle one)