

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

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:
FERNANDO CASTILLO ALMORA and wife, VERONICA
AMEZCUA RODRIGUEZ
169 LAKE TERRACE
ALABASTER, ALABAMA 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY



20241004000311030 1/3 \$124.00
Shelby Cnty Judge of Probate, AL
10/04/2024 09:39:14 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00), and the assumption of that certain mortgage set out hereinafter, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, URIEL AGUIRRE TOLEDO, an unmarried man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto FERNANDO CASTILLO ALMORA and wife, VERONICA AMEZCUA RODRIGUEZ, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, 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, 2024.
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.

The hereinabove named grantees agree to assume and pay that certain indebtedness to Dinero Financial, Inc. secured by that certain mortgage in the original sum of \$97,000.00 dated November 21, 2023 and recorded on November 27, 2023 in Instrument No. 20231127000342730, which has a remaining balance owing of \$95,730.79.

Shelby County, AL 10/04/2024
State of Alabama
Deed Tax: \$96.00

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th
day of September, 2024.

Uriel Aguirre Toledo
URIEL AGUIRRE TOLEDO

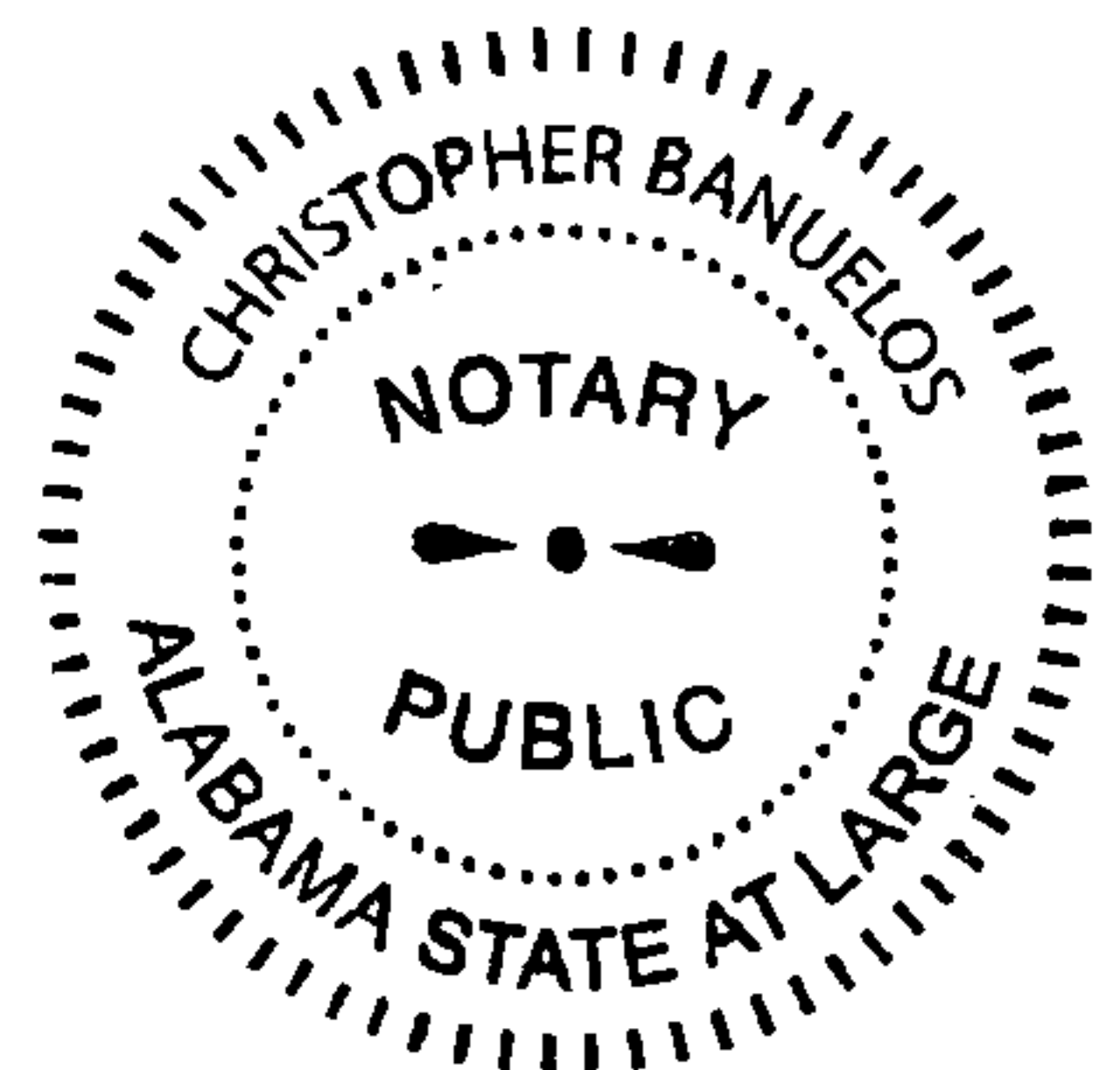
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that URIEL AGUIRRE TOLEDO, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2024.

[Signature]
NOTARY PUBLIC
My Commission Expires: 03/15/2027

Christopher Banuelos
Notary Public, Alabama State At Large
My Commission Expires 03/15/2027





20241004000311030 3/3 \$124.00
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Grantor's Name:
URIEL AGUIRRE TOLEDO

Mailing Address:
180 STONEHAVEN DRIVE
PELHAM, ALABAMA 35124

Property Address:
119 Oliver Street
Pelham, AL 35124

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
FERNANDO CASTILLO ALMORA and wife, VERONICA
AMEZCUA RODRIGUEZ

Mailing Address:
169 LAKE TERRACE
ALABASTER, ALABAMA 35007

Date of Sale: September 25, 2024
Total Purchase Price: \$

or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other Assumption of Mortgage in the
amount of \$95,730.79