

Send Tax Notice to:  
Genovevo Lopez  
59 Kent Dairy Road  
Alabaster, AL 35114

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-24-9452

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)** 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

**S. Phillip Bahakel, Esq., Personal Representative of The Estate of Gwen L. Bush, deceased, Case #PR-2024-000299 (herein referred to as "Grantor," whether one or more),** whose mailing address is

PO Box 88, Pelham, AL 35124

by **Genovevo Lopez (herein referred to as "Grantee"),** whose mailing address is

59 Kent Dairy Road, Alabaster, AL 35114

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **59 Kent Dairy Road, Alabaster, AL 35114,** 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**Gwen L. Bush AKA Gwendolyn L. Bush is deceased, having died on or about February 16, 2024. The other Joint Grantee, William Lee Bush, predeceased her, having died on or about May 9, 2016.**

TO HAVE AND TO HOLD to said Grantee, 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, 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 22nd day of November, 2024.

The Estate of Gwen L. Bush, deceased, Case #PR-2024-000299

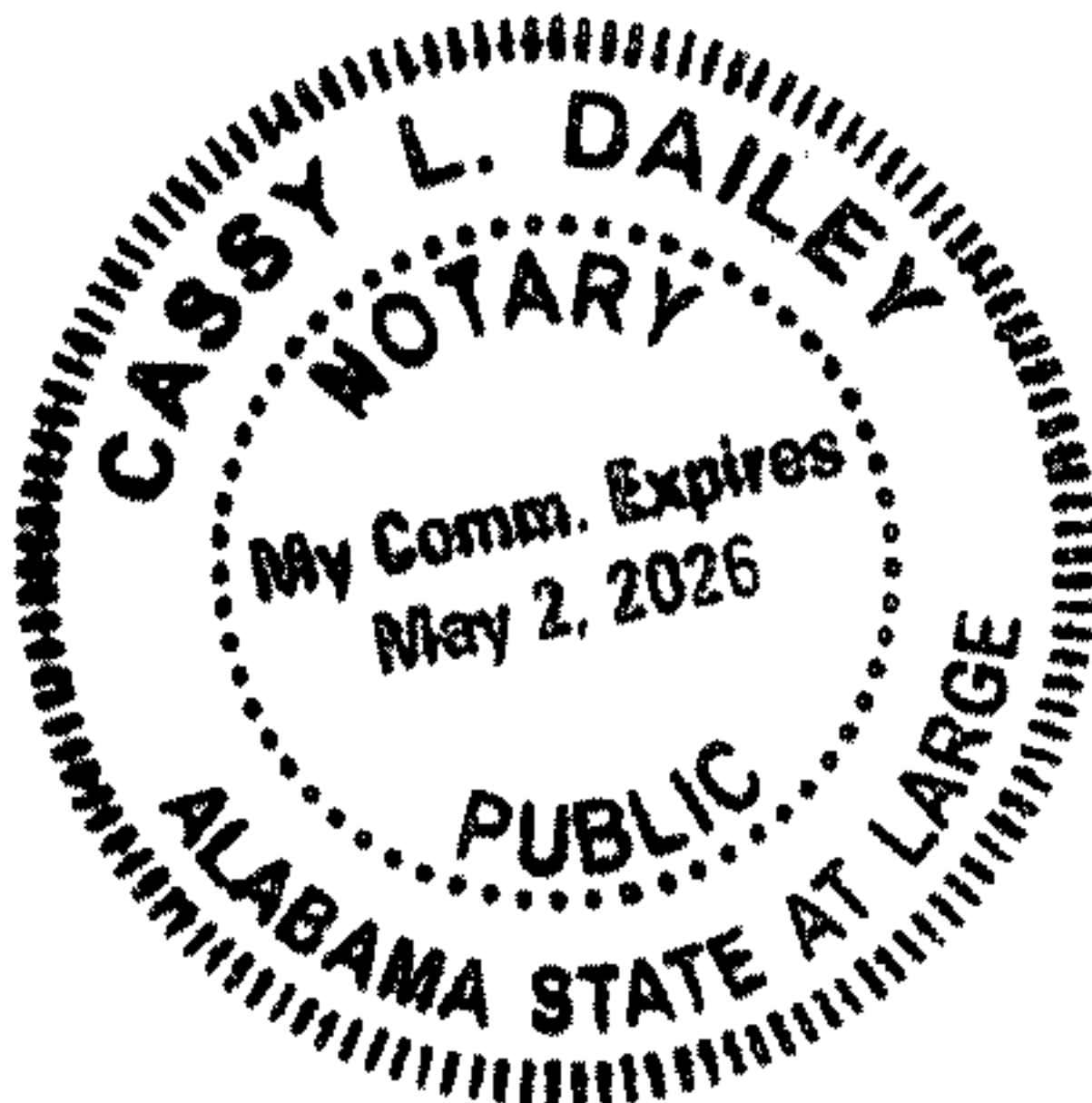
By: S. Phillip Bahakel PR  
S. Phillip Bahakel, Esq., Personal Representative

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **S. Phillip Bahakel, Esq., Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Gwen L. Bush, deceased, Case #PR-2024-000299**, 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, with full authority on behalf of **The Estate of Gwen L. Bush, deceased, Case #PR-2024-000299**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2024.

Cassy L. Dailey  
Notary Public  
Cassy L. Dailey  
Printed Name  
My Commission Expires:



**EXHIBIT A****Property 1:**

A portion of the Northwest Quarter of the Northwest Quarter, Section 16, Township 21 South, Range 3 West, more particularly described as follows: Begin at the Northeast corner of said Quarter-Quarter and run Westerly along the North side of said Quarter-Quarter for 436.35 feet to a point on the East right of way of Shelby County Road No. 17, then an angle of 107 deg. 37 min. to the left and run 128.99 feet to a point on the East right of way of said Road, then turn an angle of 5 deg. 12 min. 30 sec., to the right and run 123.76 feet to a point on the East right of way of said Road, then turn an angle of 00 deg. 22 min. to the right and run 123.20 feet to a point on the East right of way of said Road, then turn an angle of 3 deg. 29 min. to the right and run 221.86 feet to the East right of way of said Road, said point being a concrete right of way marker, then turn an angle of 39 deg. 54 min. 30 sec. to the left and run 100.0 feet to the point on the North right of way Shelby County Road No. 26, then turn an angle of 45 deg. 8 min. 30 sec. to the left and run 250.04 feet to a point on the North right of way of said Road No. 26, then turn an angle of 87 deg. 31 min. to the left and run 634.4 feet back to the point of beginning. Being situated in Shelby County, Alabama.

The property herein described is being conveyed together with a 1994 Chandeaur Homes, Inc. mobile home, comprising of 2 sections, model number 2819-3B2 and Serial number CH-2-AL00564AB.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/10/2024 01:08:23 PM**  
**\$273.00 JOANN**  
**20241210000379670**

*Allen S. Bayl*

General Warranty Deed - Estate (AL)