

Send Tax Notice to:  
Rebeca Orbelina Torres Salguero  
435 12th St SW  
Alabaster, AL 35007

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

File: **PEL-24-8939**

STATE OF ALABAMA  
COUNTY OF SHELBY

Actual Value: \$360,000.00

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TEN AND 00/100 (\$10.00)** 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

**Jorge Salguero and Rebeca Orbelina Torres Salguero, husband and wife (herein referred to as "Grantor," whether one or more),** whose mailing address is

435 12th St SW, Alabaster, AL 35007

by **Rebeca Orbelina Torres Salguero (herein referred to as "Grantee"),** whose mailing address is

435 12th St SW, Alabaster, AL 35007

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 **435 12th Street Southwest, 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, 2025 AND THEREAFTER.

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

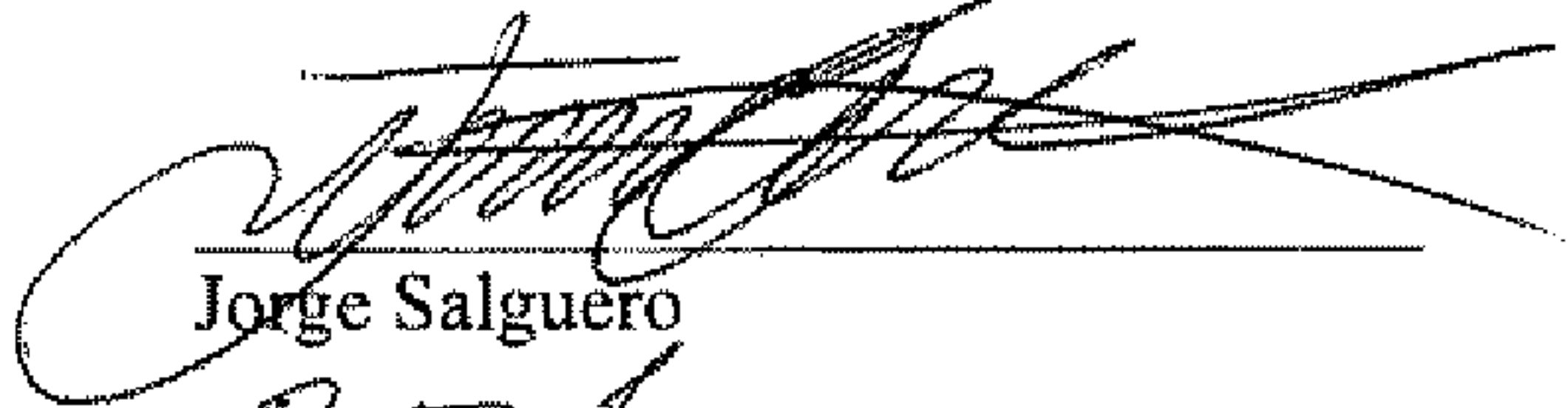
MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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 23rd day of December, 2024.

  
Jorge Salguero

  
Rebeca Orbelina Torres Salguero

STATE OF ALABAMA  
COUNTY OF SHELBY

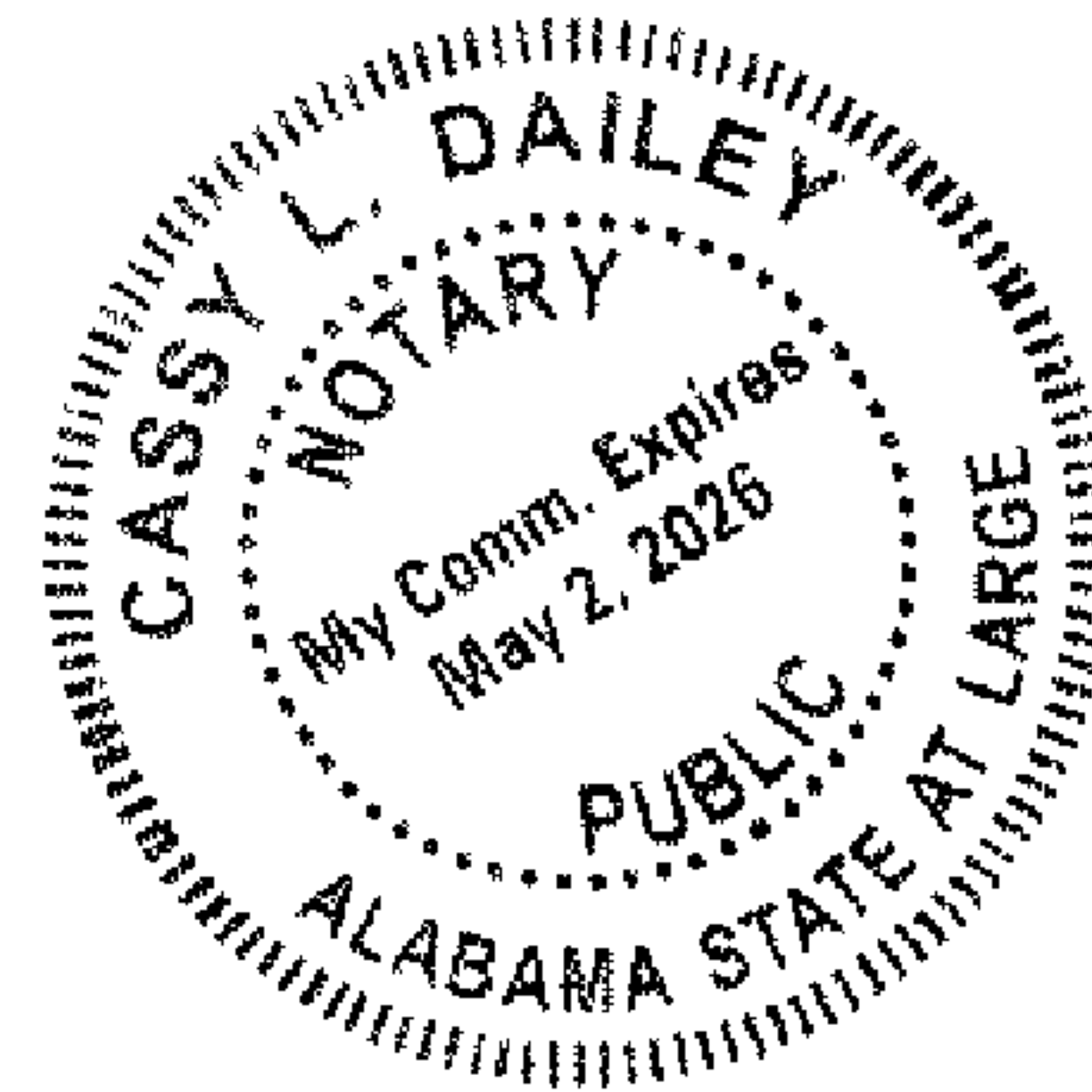
I, the undersigned Notary Public in and for said County and State, hereby certify that Jorge Salguero, Rebeca Orbelina Torres Salguero and whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2024.

  
Cassy L. Dailey

Notary Public

My Commission Expires: 5-2-26



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

LOT 1, SECTOR 2 OF FALL ACRES SUBDIVISION, SITUATED AND BEING A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 21, RANGE 3 WEST, ALABASTER, SHELBY COUNTY, ALABAMA, ACCORDING TO THE MAP RECORDED IN MAP BOOK 5, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 21, RANGE 3 WEST, DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 3, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF THE SE 1/4 OF THE NE 1/4 FOR 250 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG THE EAST BOUNDARY OF THE SE 1/4 OF THE NE 1/4 A DISTANCE OF 50 FEET; THENCE TURN AN ANGLE OF 91°44 1/2' TO THE RIGHT AND RUN WESTERLY 203.3 FEET; THENCE TURN AN ANGLE OF 88°15 12' TO THE RIGHT AND RUN NORTHERLY 50.0 FEET; THENCE TURN AN ANGLE OF 91°44 1/2' TO THE RIGHT RUN NORTHERLY 50.0 FEET; THENCE TURN AN ANGLE OF 91°44 1/2' TO THE RIGHT AND RUN EASTERLY 203.3 FEET TO THE POINT OF BEGINNING.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/09/2025 02:32:26 PM**  
**\$388.00 JOANN**  
**20250109000010600**

General Warranty Deed - Individual (AL)

*Allen S. Bayl*