

Send Tax Notice to:

Omar Tovar Saiazar  
123 Carriage Dr  
Alabaster, AL 35114

[Space Above This Line for Recording Data]

## WARRANTY DEED

Source of Title: Instrument #20140807000244810.

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Linda Louise Waide, an unmarried woman**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 1874 River Bottom Rd, Springville, UT 84663 does hereby grant, bargain, sell and convey unto **Omar Tovar Salazar** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 123 Carriage Dr., Alabaster, AL 35114, the following described real estate, situated in Shelby County, Alabama, having an address of 123 Carriage Dr., Alabaster, AL 35114 to wit:

**Lot 14, according to the Survey of Carriage Hill, Phase I, as recorded in Map Book 13, Page 31, in the Probate Office of Shelby County, Alabama.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$225,834.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their 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 the 17<sup>th</sup>  
day of February, 2025.

Linda Louise Waide  
Linda Louise Waide

STATE OF Utah

COUNTY OF Utah

I, Michele B. Sticklen, a Notary Public in and for  
said county in said state, hereby certify that **Linda Louise Waide**, whose name(s) 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 this conveyance, he/she/they executed the same voluntarily and with full  
authority.

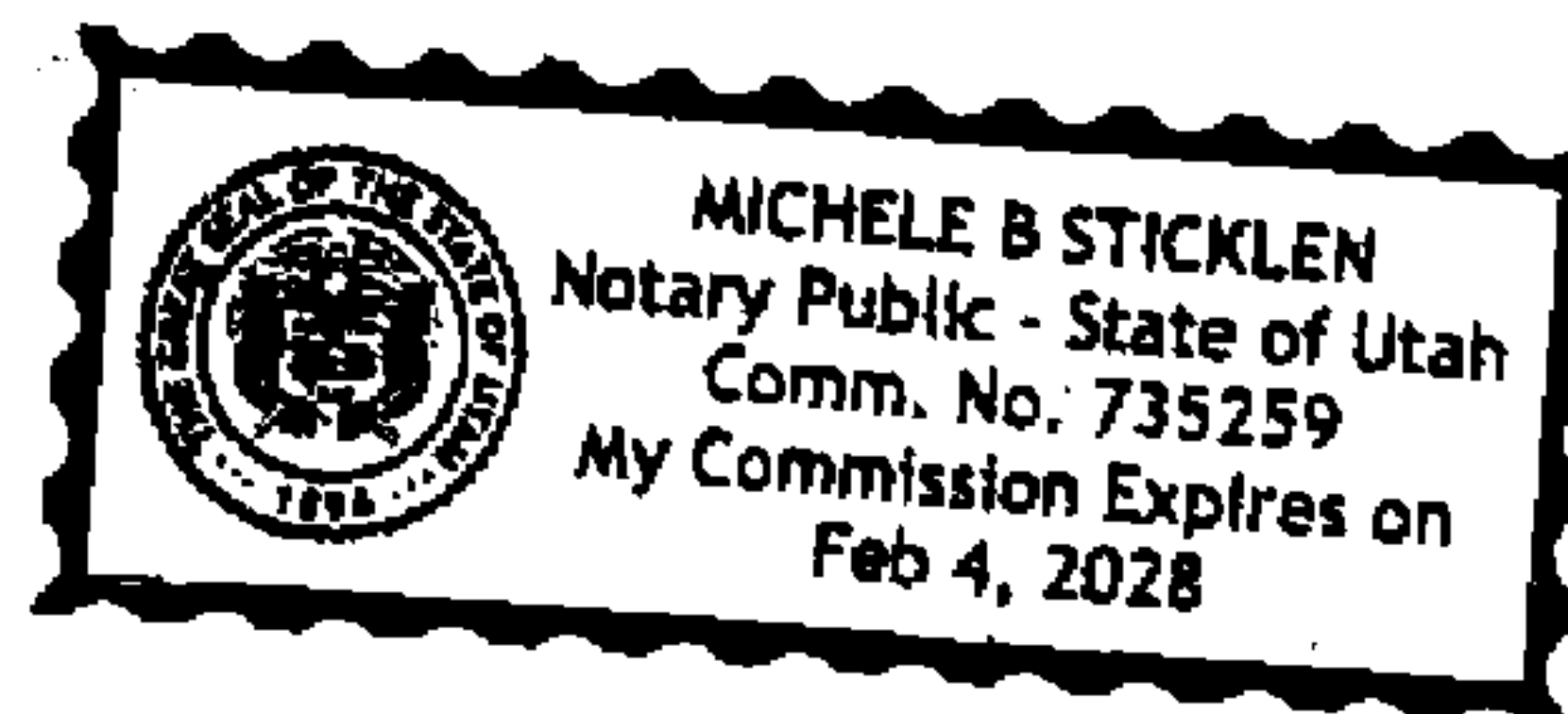
WITNESS my hand and official seal in the county and state aforesaid this the 17<sup>th</sup> day of  
Feb, 2025.

Michele B. Sticklen  
Notary Public

My Commission Expires: 02/04/2028

This instrument was prepared by:  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121

[SEAL]



File No.: ATB4421



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2025 01:15:10 PM  
\$29.50 PAYGE  
20250224000054390

Allen S. Bayl