

Send Tax Notice to:
Jose Pablo Valencia Chavez and
Graciela Remigio Pacheco
130 Stone Hill Circle
Pelham, AL 35124

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-25-1449**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00)** 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

Leslie Kerns Brawand, a married person, John Hopkins Piper, an unmarried person, Kim Marie Piper, an unmarried person, Mary Piper Waters, an unmarried person, and Lynn Piper Carpenter, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

4605 Marcy Avenue, Louisville, KY 40272

by **Jose Pablo Valencia Chavez and Graciela Remigio Pacheco** (herein referred to as "Grantee," whether one or more), whose mailing address is

130 Stone Hill Circle, Pelham, AL 35124
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **130 Stone Hill Circle, Pelham, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT THE HOMESTEAD OF ANY OF THE GRANTORS OR THEIR SPOUSES.

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.

\$221,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 12 day of March, 2025

Leslie Kerns Brawand
Leslie Kerns Brawand

STATE OF Kentucky
COUNTY OF Jefferson

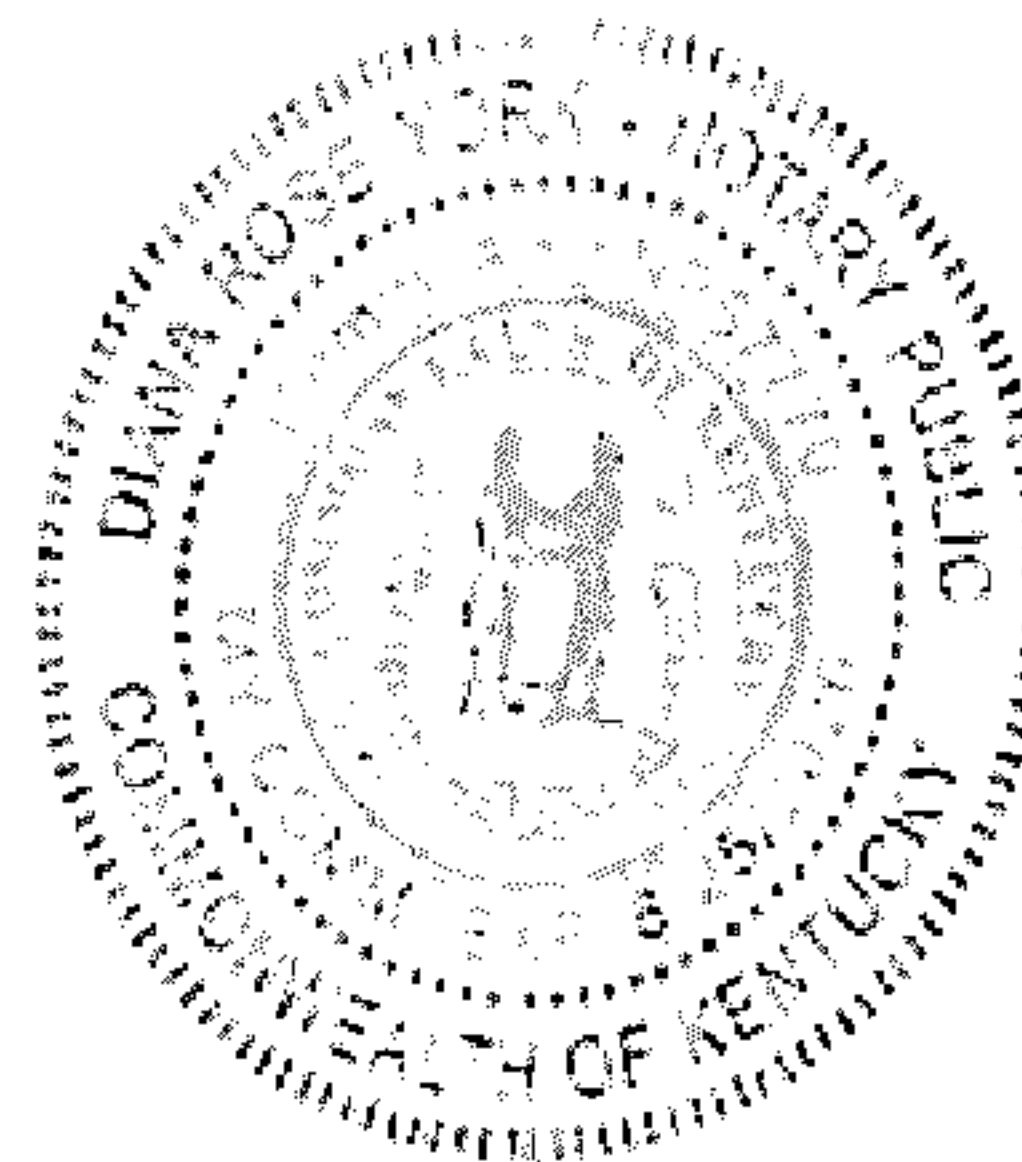
I, the undersigned Notary Public in and for said County and State, hereby certify that Leslie Kerns Brawand whose name(s) is are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same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

Given under my hand and official seal this 12 day of March, 2025.

Diana Rose York

Notary Public

My Commission Expires: 08.25.2026



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of March, 2025

Kim Marie Piper
Kim Marie Piper

Poor Quality

STATE OF Kansas
COUNTY OF Geary

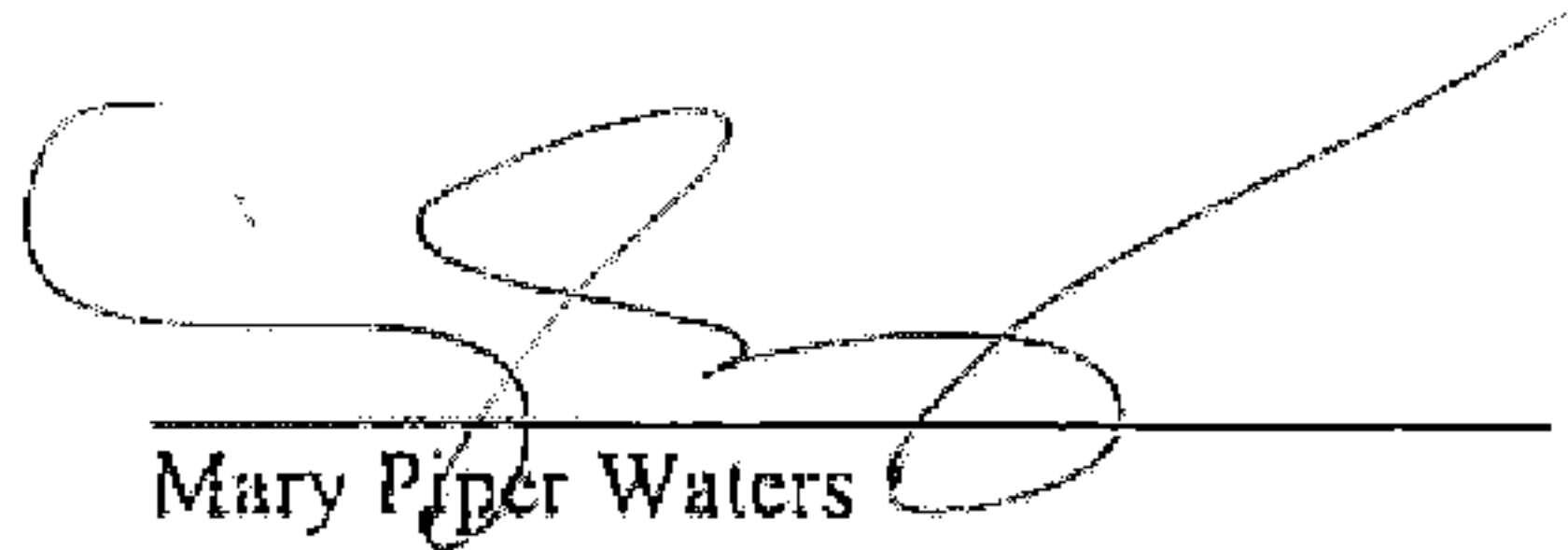
I, the undersigned Notary Public in and for said County and State, hereby certify that Kim Marie Piper, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily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

Given under my hand and official seal this 13th day of March, 2025.

[Signature]
Notary Public
My Commission Expires: 01/14/2028




IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of March, 2025.

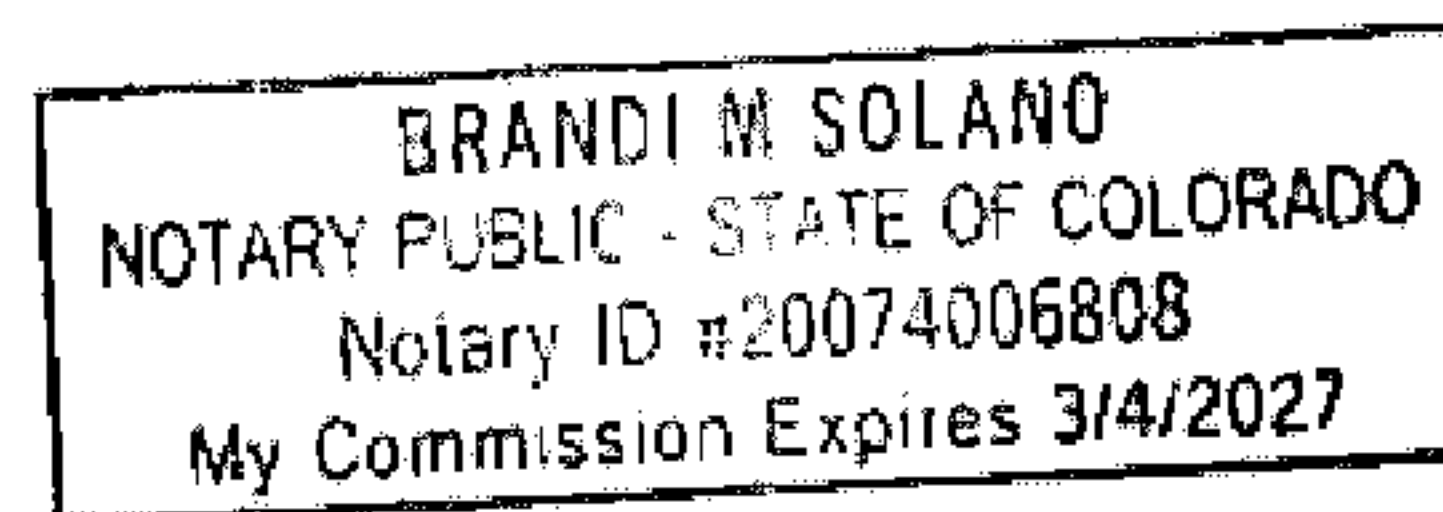

Mary Piper Waters

STATE OF Colorado
COUNTY OF Denver

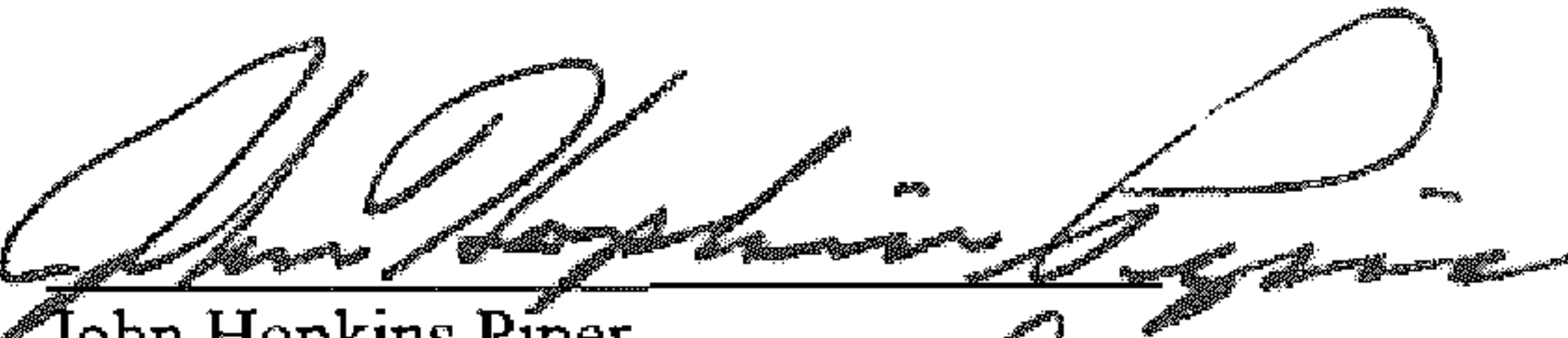

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary Piper Waters whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same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

Given under my hand and official seal this 12th day of March, 2025.


Notary Public
My Commission Expires: 3-4-2027




IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of March, 2025


John Hopkins Piper

Lynn Piper Carpenter

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Hopkins Piper and Lynn Piper Carpenter 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 12 day of March, 2025.


Notary Public
My Commission Expires: 6.26.2028

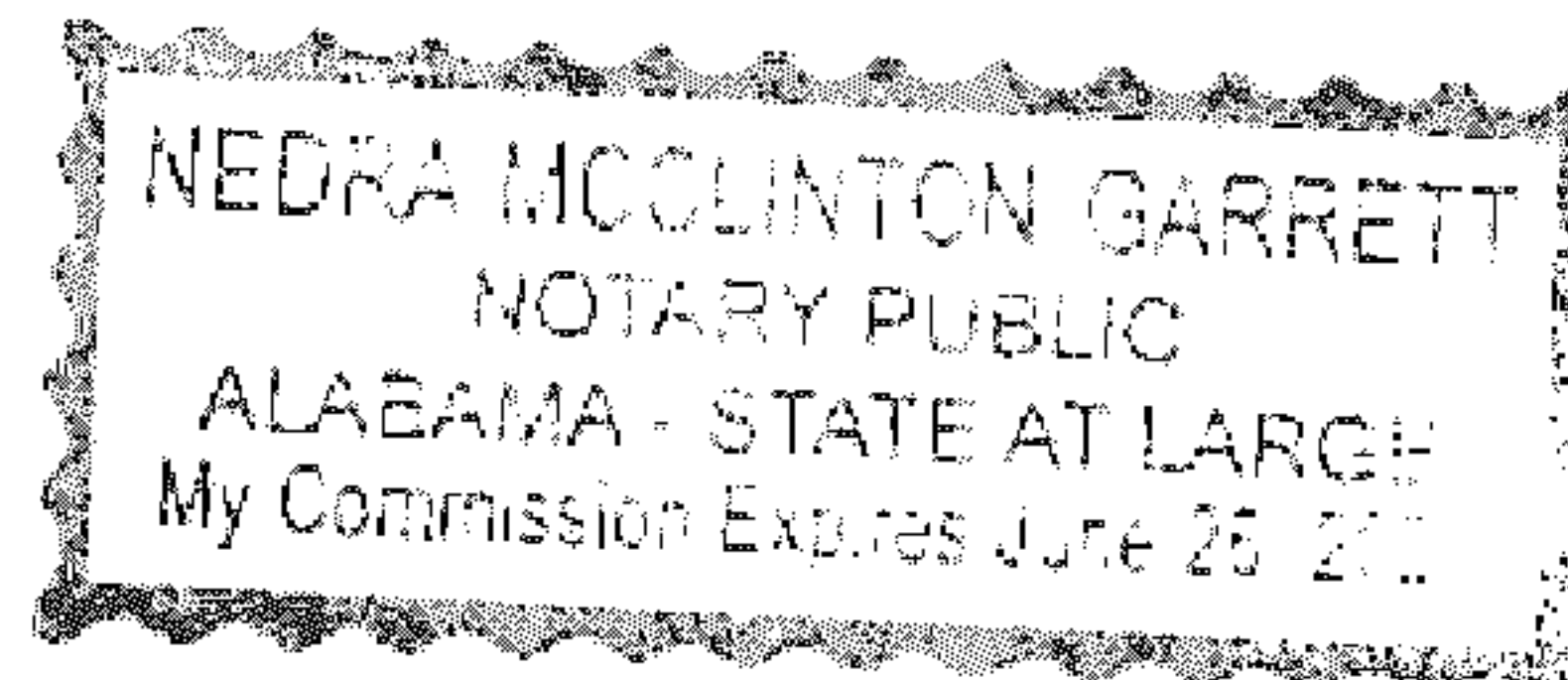


EXHIBIT A

Property 1:

Lot 148, according to the Map and Survey of The Cottages at Stonehaven, recorded in Map Book 26, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2025 02:07:13 PM
\$79.00 PAYGE
20250313000076540

Allen S. Bayl