

SEND TAX NOTICE TO:

Oscar Gabriel Barrientos Flores and
Sonia Esmeralda Portillo Murcia
1781 Tecumseh Trail
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mary C. Morgan, an unmarried woman**, whose address is 1171 Highway 107, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Oscar Gabriel Barrientos Flores and Sonia Esmeralda Portillo Murcia**, whose address is 1781 Tecumseh Trail, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Oscar Gabriel Barrientos Flores and Sonia Esmeralda Portillo Murcia, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1781 Tecumseh Trail, Pelham, AL 35124 to-wit:**

Lot 7, Block 2 according to the survey of Wooddale as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

Mary C. Morgan is the surviving grantee of that certain deed recorded on 05/15/1975 in Deed Book 292, Page 222 (Inst. No. 19750515000023670), in the Probate Office of Shelby County, Alabama; the other grantee, Grover H. Morgan, having died on or about the 31st day of March, 2025. Mary C. Morgan and Grover H. Morgan were a married couple at the time of death of Grover H. Morgan, and there were no decrees of divorce or annulment issued during their marriage.

Mary C. Morgan is one and the same person as Mary Christine Morgan, the Principal in that General Durable Power of Attorney dated June 12, 2014 and recorded simultaneously herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$264,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of April, 2025.

*Mary C. Morgan
by Brent Harold Morgan
Attorney-in-Fact*

Mary C. Morgan by Brent Harold Morgan,
Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

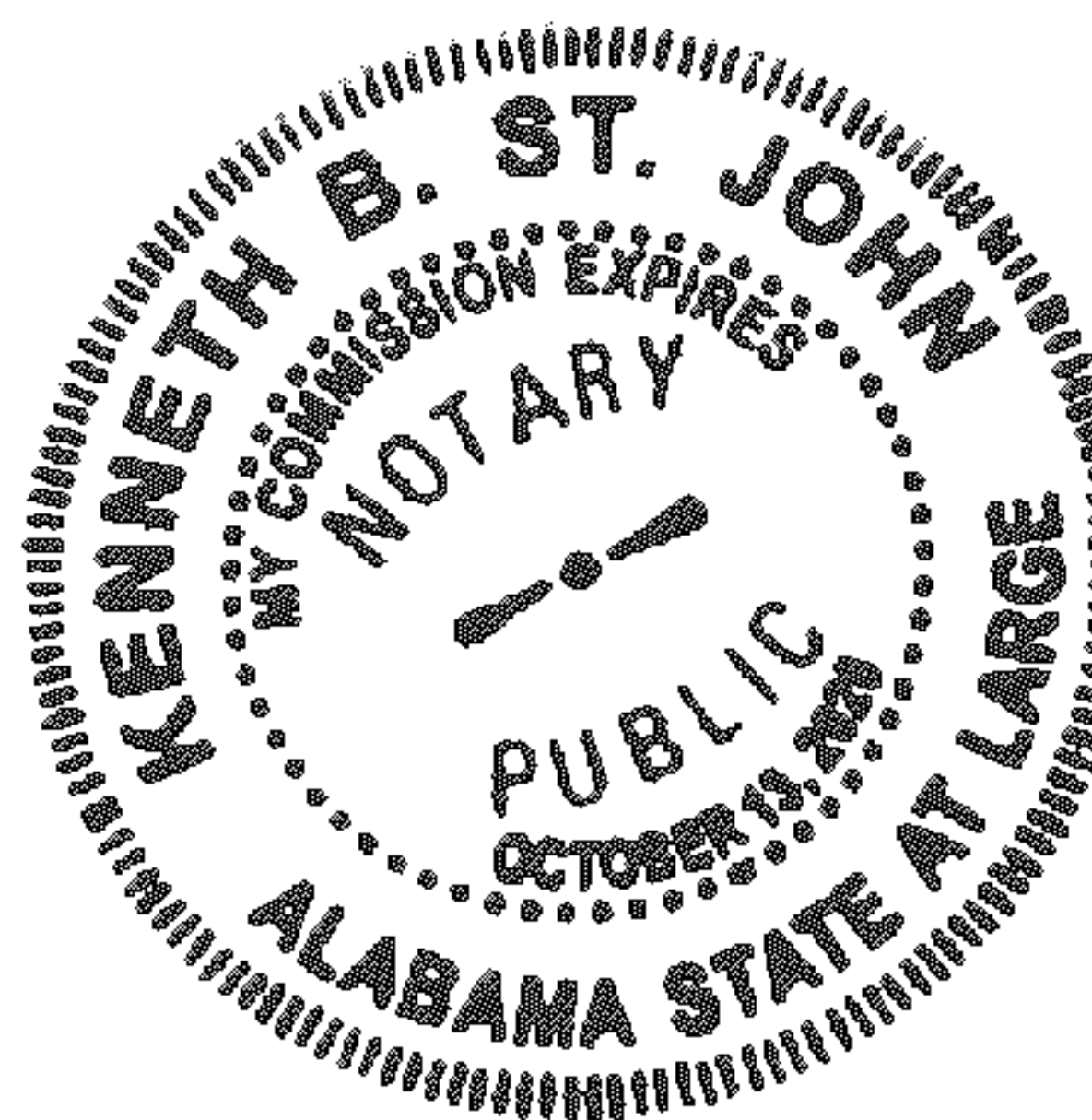
I, the undersigned Notary Public in and for said County and State, hereby certify that **Brent Harold Morgan**, whose name as **Attorney-In-Fact** for **Mary C. Morgan**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such **Attorney-In-Fact** and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2025.

[Signature]

Notary Public

Printed Name: *Kenneth B. St. John*
My Commission Expires: *10/13/2026*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2025 11:38:42 AM
\$91.00 JOANN
20250409000105400

Alexis S. Bayl