

SEND TAX NOTICE TO:
Brian Alejandro Heredia Torres
128 Oak Street
Maylene, AL 35114

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 FIFTEEN THOUSAND AND 00/100 (\$315,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jesse Masters, a married man, and Brian Godsey, a married man**, whose address is 8179 Cypress Way, Trussville, AL 35173 (hereinafter "Grantor", whether one or more), by **Brian Alejandro Heredia Torres**, whose address is 128 Oak Street Maylene AL. 35114 (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 **Brian Alejandro Heredia Torres**, the following described real estate situated in Shelby County, Alabama, the address of which is 128 Oak Street, Maylene, AL 35114 to-wit:

Lot 23, according to the Map and Survey of Woodland Hills, 1st Phase, 3rd Sector, as recorded in Map Book 6, Page 7, in the Probate Office of Shelby County, Alabama.

The subject property being conveyed herein does not constitute the homestead of the Grantors, Jesse Masters and Brian Godsey, nor that of their respective spouses.

Brian Godsey is also known as David Brian Godsey.

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 \$295,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, 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 30th day of May, 2025.



Jesse Masters



Brian Godsey

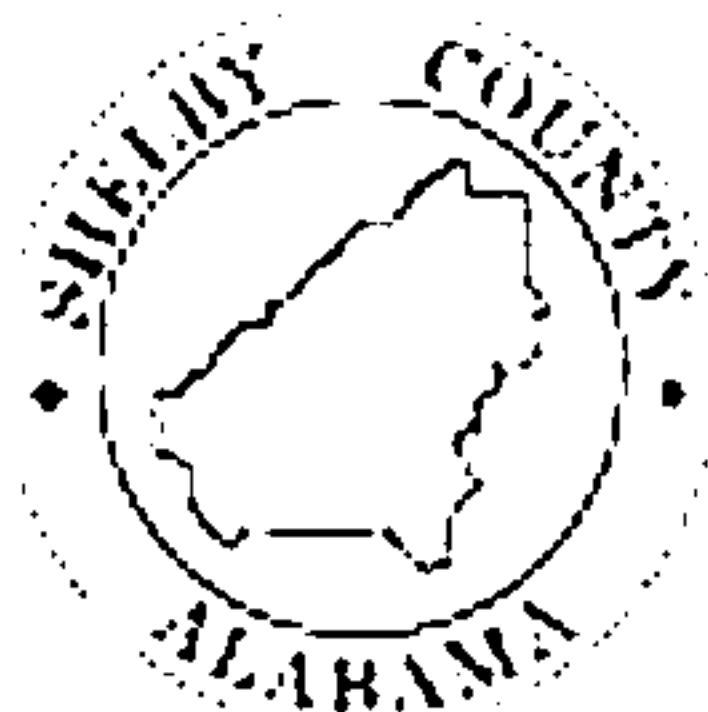
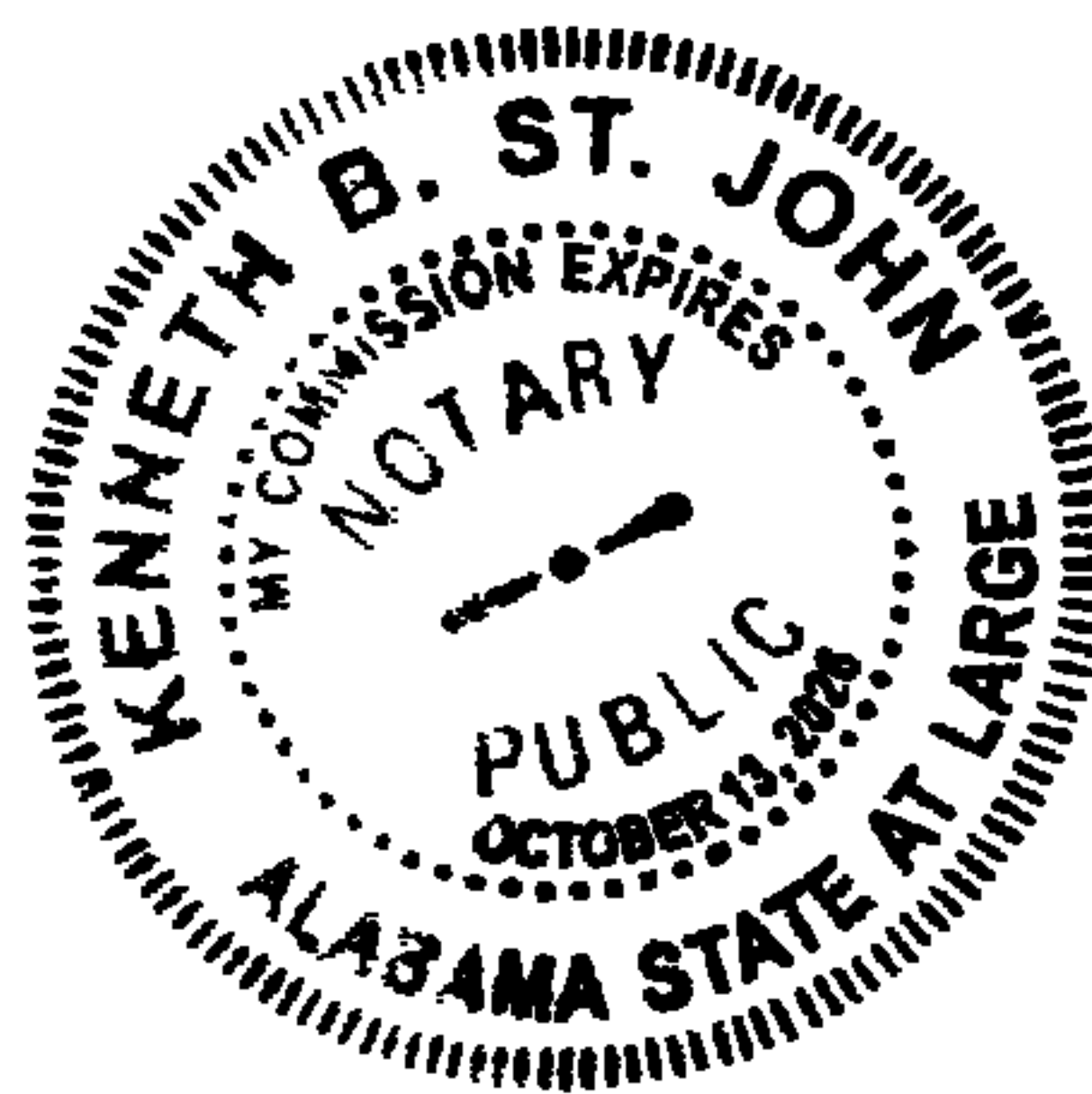
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jesse Masters and Brian Godsey, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2025.



Notary Public: **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
06/03/2025 08:23:48 AM
\$46.00 BRITTANI
20250603000168210

