

Send Tax Notice to:
Mario Antonio Castro Reyes
434 Westview Rd.
Gardendale, AL 35071

This Instrument Prepared By:
Robert McNearney
717 Kerr Drive
Gardendale, AL 35071

File: GDL-25-4996

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00) 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 Gary W. Franklin, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

1700 King James Drive, Alabaster, AL 35007

by Mario Antonio Castro Reyes (herein referred to as "Grantee"), whose mailing address is
434 Westview Road, Gardendale, AL 35071

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 1700 King James Drive, 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.

Gary W. Franklin is the surviving grantee of that certain deed recorded in Real Book 242, Page 769, Kay W. Franklin having died on or about the 21st day of December, 2019.

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 10 day of June, 2025.

Gary W. Franklin
Gary W. Franklin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gary W. Franklin 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 10 day of June, 2025.

[Signature]
Notary Public
My Commission Expires:

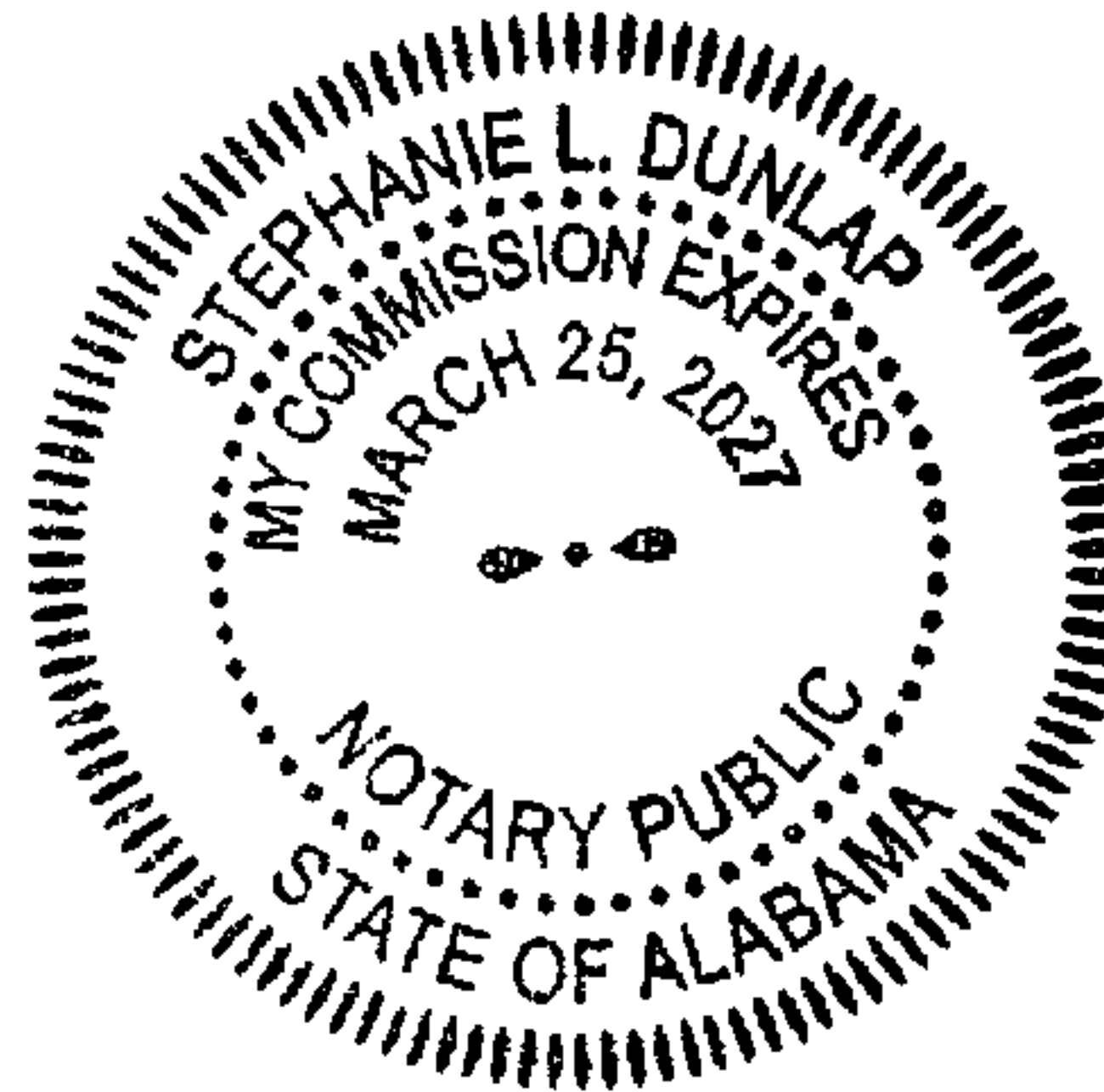


EXHIBIT A

Property 1:

Lot 4, according to the Map and Survey of King's Meadow Subdivision, First Sector, as recorded in Map Book 9 page 167, and amended in Map Book 10 page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2025 02:33:51 PM
\$203.00 KELSEY
20250610000178440

Alex S. Bayl