

Send Tax Notice:  
**Brandon Azael Reyes Monsivais**  
**604 Camden Cove Lane**  
**Calera, AL 35040**  
**PEL-14745**

This Instrument Prepared By:  
**Stewart & Associates, P. C. / S. Kent Stewart**  
**3595 Grandview Parkway, # 280**  
**Birmingham, AL 35243**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$260,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shelby Resources, Inc.**, an Alabama Corporation, whose address is P.O. Box 419, Pelham, AL 35124 (**hereinafter "Grantor"**), the receipt and sufficiency of which is acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto **Brandon Azael Reyes Monsivais**, whose address is 604 Camden Cove Lane, Calera, AL 35040 (**hereinafter "Grantee"**), the following described real estate situated in Shelby County, State of Alabama, to wit:

**Lot 128, according to the Survey of Camden Cove, Sector 2, as recorded in Map Book 27, Page 26, Shelby County, Alabama Records.**

Property Address: 604 Camden Cove Lane, Calera, AL 35040

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

**Subject to outstanding rights of redemption occurring from that certain foreclosure of the above described property on or about the 6th day of December, 2024; which foreclosure is evidenced by foreclosure deed dated December 18, 2024 and recorded on December 23, 2024 in Instrument No. 20241223000391220, in the Probate Office of Shelby County, Alabama.**

Subject to a third-party mortgage in the amount of \$234,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs, executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 24th day of June, 2025.

**Shelby Resources, Inc.,**  
**An Alabama Corporation**



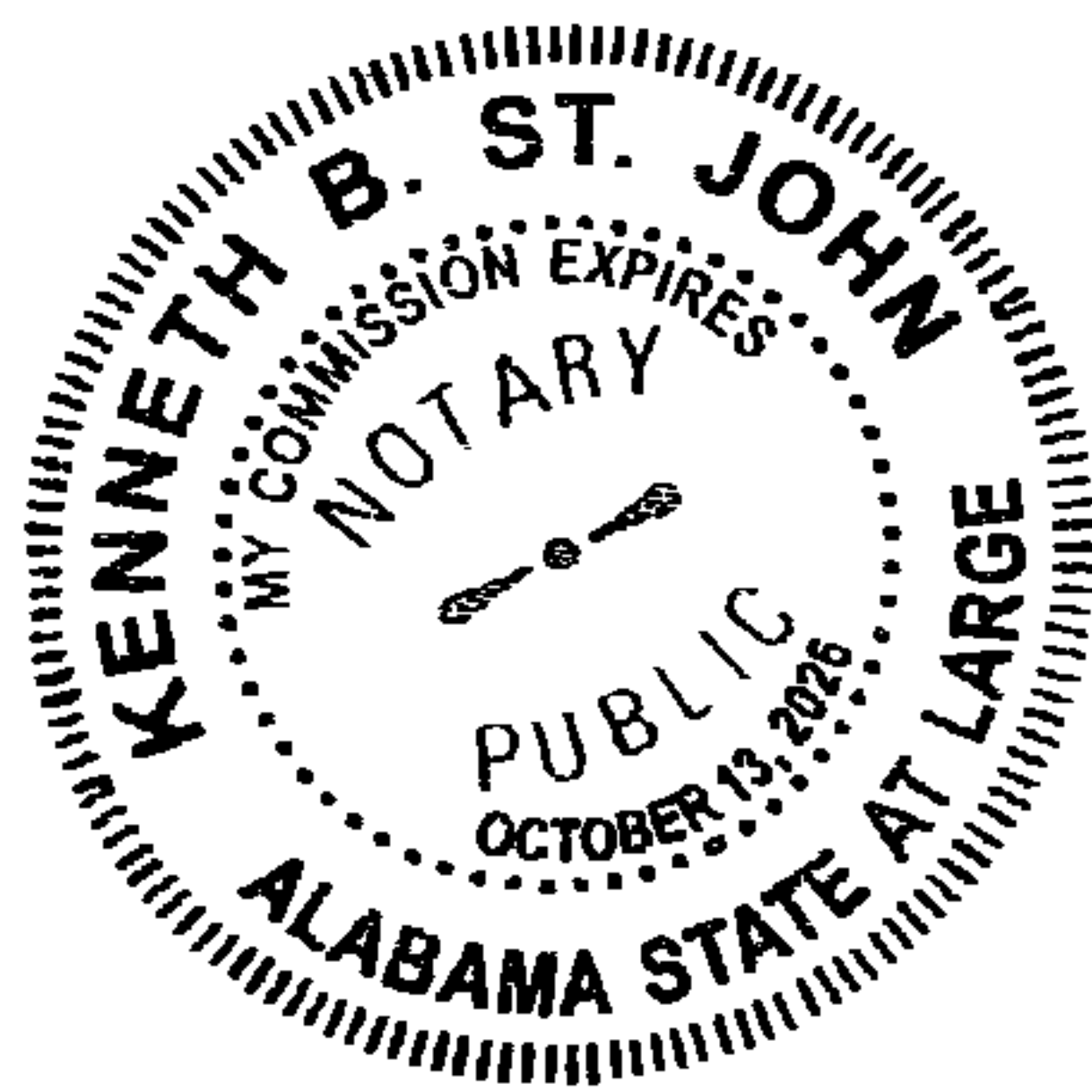
**By: Michael D. Phillips**  
**Its: President**


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael D. Phillips**, whose name as **President of Shelby Resources, Inc.**, an Alabama Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2025.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: **Kenneth B. St. John**  
Commission Expires: **10/13/2026**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/25/2025 08:10:12 AM  
\$51.00 KELSEY  
20250625000192730

*Alvin S. Bevil*