

Send Tax Notice to:  
Yareli Tejada and Jesus Humberto  
Tejada Sermeno

5556 Highway 10  
Montevallo, AL 35115

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

File: BHM-25-8586

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00)** 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 **Tyler Lee Bush, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

76 County Road 886, Montevallo, AL 35115

by **Yareli Tejada and Jesus Humberto Tejada Sermeno (herein referred to as "Grantee," whether one or more)**, whose mailing address is

5556 Highway 10, Montevallo, AL 35115

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 **5556 Highway 10, Montevallo, AL 35115**, 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.

**\$162,011.00 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 5 day of September, 2025.

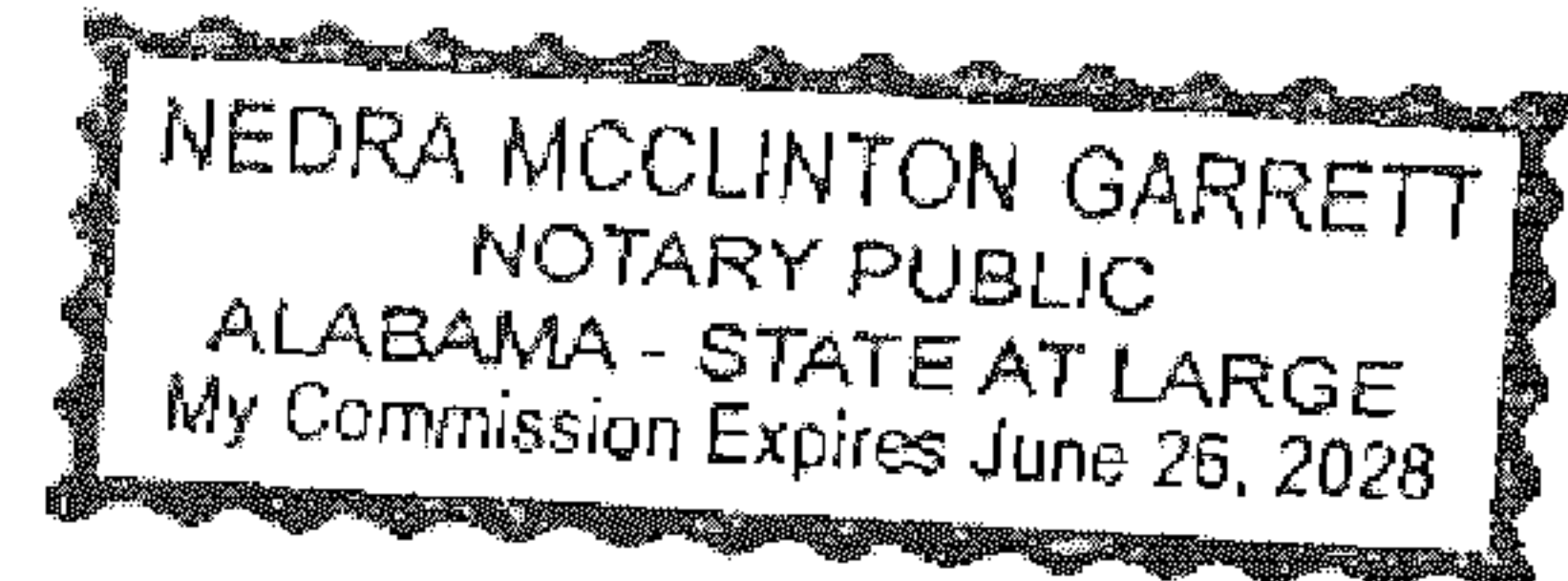
Tyler Lee Bush  
Tyler Lee Bush

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Tyler Lee Bush 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 5 day of September, 2025.

Nedra McClinton Garrett  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:  
Parcel 1:

That part of the SW1/4 of the NE1/4 of Section 2, Township 22, Range 4 West. Beginning at a concrete post on the north right of way of the Montevallo and Boothton highway and run Northerly 225 feet to the old Columbiana and Tuscaloosa road, thence Southwesterly 150 feet, thence Southerly 125 feet to the north right of way of the Montevallo and Boothton highway, thence Easterly along the north line of said Montevallo and Boothton Highway 150 feet, which is the point of beginning.

Parcel 2:

That part of the SW 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West, beginning at a concrete post on the North right of way of the Montevallo and Boothton Highway and running Northerly 225 feet to the Old Columbiana and Tuscaloosa Road for a distance of 156 feet, thence go Southerly 43 feet to the North right of way of the Montevallo and Boothton Highway 158 feet, thence go North 125 feet to the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/16/2025 09:22:58 AM  
\$31.00 JOANN  
20250916000279700

*Allen S. Bayl*