

SEND TAX NOTICE TO:
Bonifacio Rojas Sandoval
15 Silver Lane
Alabaster, AL 35007

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 **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Rebecca Cobb Bush, a married woman, and Susan Elaine Templin, a married woman**, whose address is 18885 West 93rd Avenue Arvada CO 80007 (hereinafter "Grantor", whether one or more), by **Bonifacio Rojas Sandoval**, whose address is 15 Silver Lane Alabaster AL 35007 (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 **Bonifacio Rojas Sandoval**, the following described real estate situated in Shelby County, Alabama, **the address of which is 15 Silver Lane, Alabaster, AL 35007 to-wit:**

Lot 10, Camp Branch Estates, as recorded in Map Book 9, Page 76, in the Probate Office of Shelby County, Alabama.

The subject property being conveyed herein does not constitute the homestead for the Grantors, nor that of their respective spouses.

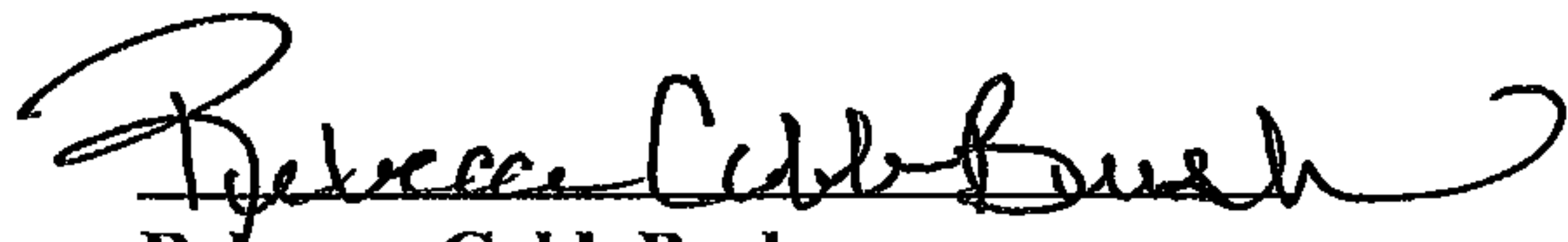
Rebecca Cobb Bush and Susan Elaine Templin are the surviving grantees of that certain deed recorded in Instrument# 20251003000306590 in the Probate Office of Shelby County, Alabama; the other grantee Helen Cobb, having died on or about the 5th day of October 2025.

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 \$165,000.00 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 17th day of October, 2025.

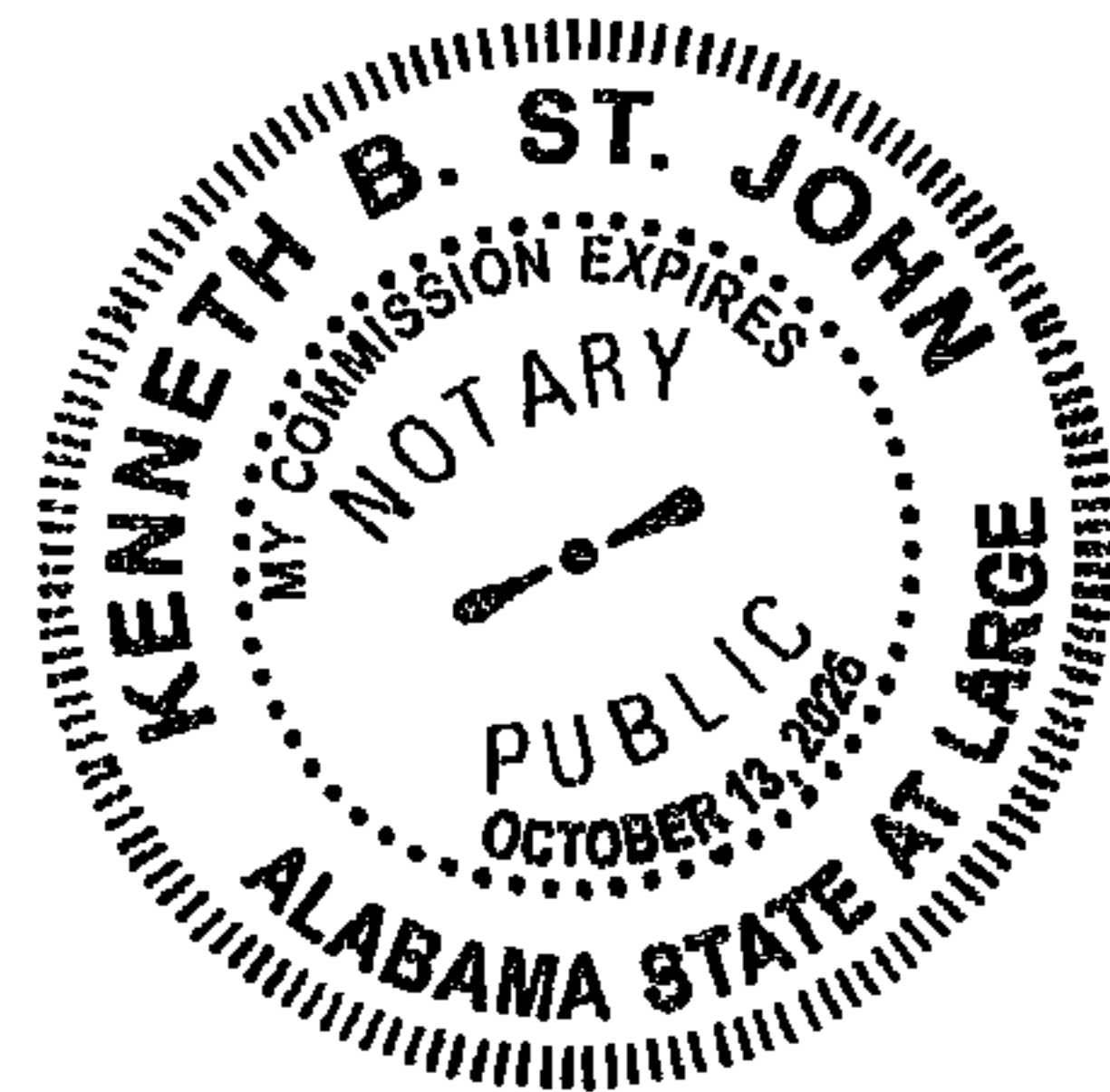

Rebecca Cobb Bush

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rebecca Cobb Bush whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, 2025.


Notary Public : Kenneth B. St. John
My Commission Expires: 10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16 day of October, 2025.

Susan Elaine Templin
Susan Elaine Templin

STATE OF COLORADO

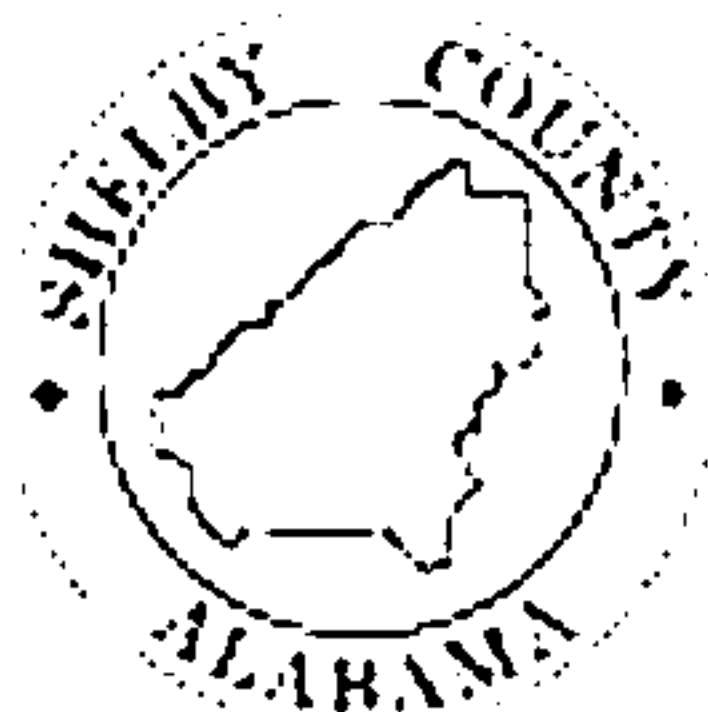
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Susan Elaine Templin whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of October, 2025.

Andrew Barrington
Notary Public
My Commission Expires: 11/15/2025

ANDREW BARRINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214044915
MY COMMISSION EXPIRES NOV 15, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2025 01:20:31 PM
\$83.00 BRITTANI
20251020000321710