

Send Tax Notice to:  
Santos Balbino Rivas and Janeth  
Castro Roman  
140 King Valley Drive  
Pelham, AL 35124

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

File: **BHM-25-10776**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)** 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 **Candice Braswell, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

153 Ridgecrest Road, Calera, AL 35040

by **Santos Balbino Rivas and Janeth Castro Roman (herein referred to as "Grantee," whether one or more)**, whose mailing address is

140 King Valley Drive, Pelham, AL 35124

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 **140 King Valley Drive, Pelham, AL 35124**, 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, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$245,471.00 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 30 day of October, 2025

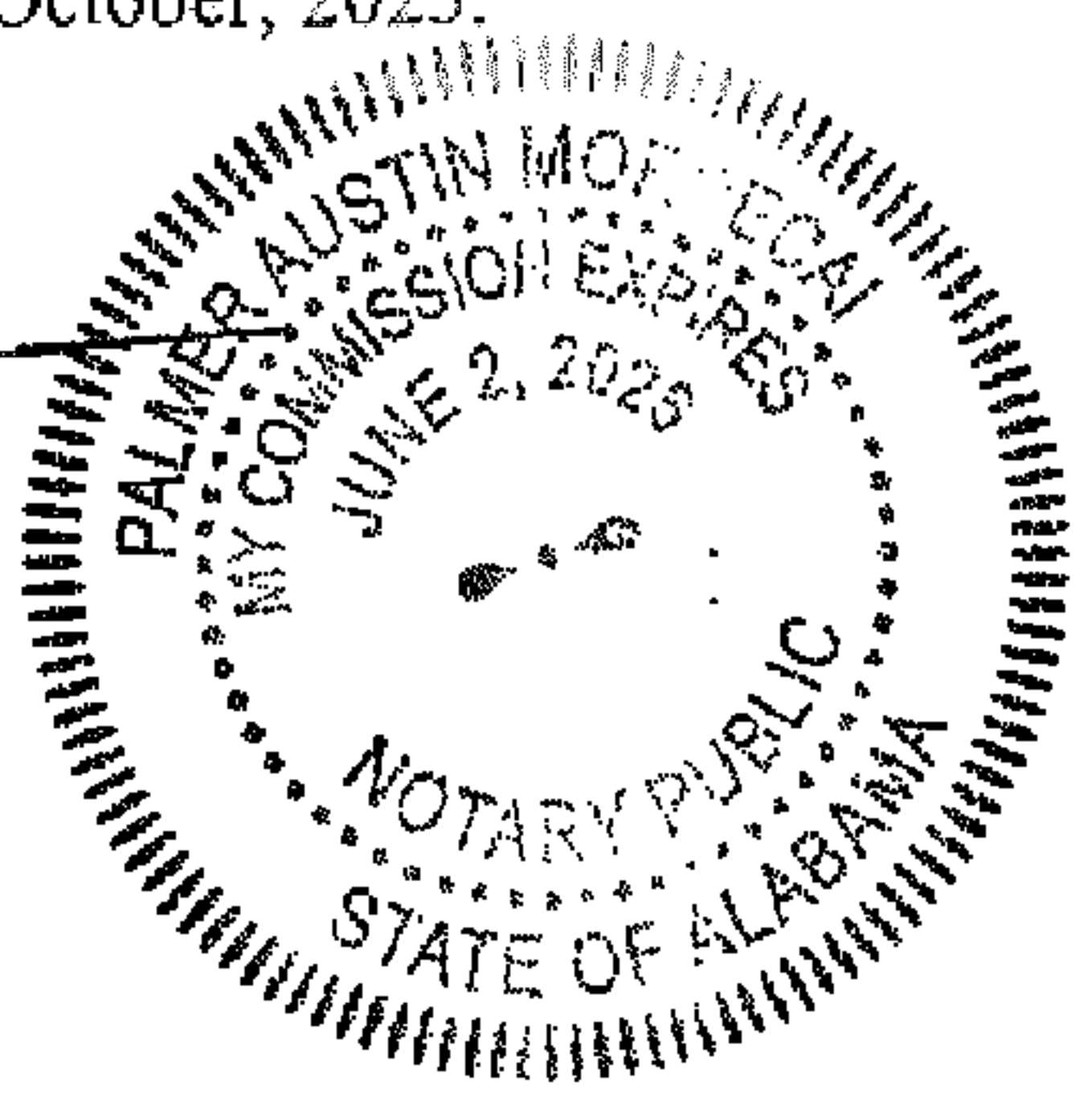
Candice Braswell  
Candice Braswell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Candice Braswell 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 30 day of October, 2025.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

A PARCEL OF LAND IN THE SE 1/4 OF NW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF NW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST; RUN THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 135.35 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 91 DEG. 20 MIN. AND IN A SOUTHERLY DIRECTION OF 424.02 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEG. AND IN AN EASTERLY DIRECTION A DISTANCE OF 190 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEG. AND IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS OBTAINED, THENCE RUN IN A SOUTHERLY DIRECTION ALONG LAST DESCRIBED COURSE A DISTANCE OF 100 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEG. AND IN A WESTERLY DIRECTION FOR A DISTANCE OF 314.14 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 120 DEG. AND IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 115.47 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 60 DEG. AND IN AN EASTERLY DIRECTION FOR A DISTANCE OF 256.40 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/05/2025 08:13:15 AM  
\$33.00 KELSEY  
20251105000338980

*Allie S. Beyl*