

20251216000384560 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/16/2025 01:08:17 PM FILED/CERT

This deed is to correct the legal description in that certain deed recorded in Instrument No. 20241010000318830.

This deed has been prepared without benefit of current title opinion or current survey.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
UBALDO AGUIRRE REYES  
88 BRANTLEYVILLE DRIVE  
MAYLENE, ALABAMA 35114

## **CORRECTIVE WARRANTY DEED**

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY SIX THOUSAND AND NO/100 DOLLARS (\$96,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, ALFRED R. BURROUGHS and wife, OLIVIA J. BURROUGHS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto UBALDO AGUIRRE REYES, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

From the SW corner of Section 24, Township 20 South, Range 3 West, run East along the South boundary of the said Section 24, Township 20 South, Range 3 West 950.7 feet to a point on the East right of way of the Old U.S. #31 Highway; thence turn an angle of 106 degrees 55 minutes to the left and run 318.23 feet to a point; thence turn an angle of 106 degrees 36 minutes to the right and run 261.10 feet to the point of beginning of the land herein conveyed; thence turn an angle of 90 degrees to the left and run 100.4 feet; thence turn an angle of 90 degrees to the right and run 117.85 feet; thence turn an angle of 90 degrees to the right and run 100.4 feet; thence turn an angle of 90 degrees to the right and run 117.85 feet to the point of beginning.

This being a part of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama.

#### **SUBJECT TO:**

1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026.
2. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.



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And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16<sup>th</sup>  
day of December, 2025.

Alfred R. Burroughs (L.S.)  
ALFRED R. BURROUGHS

Olivia J. Burroughs (L.S.)  
OLIVIA J. BURROUGHS

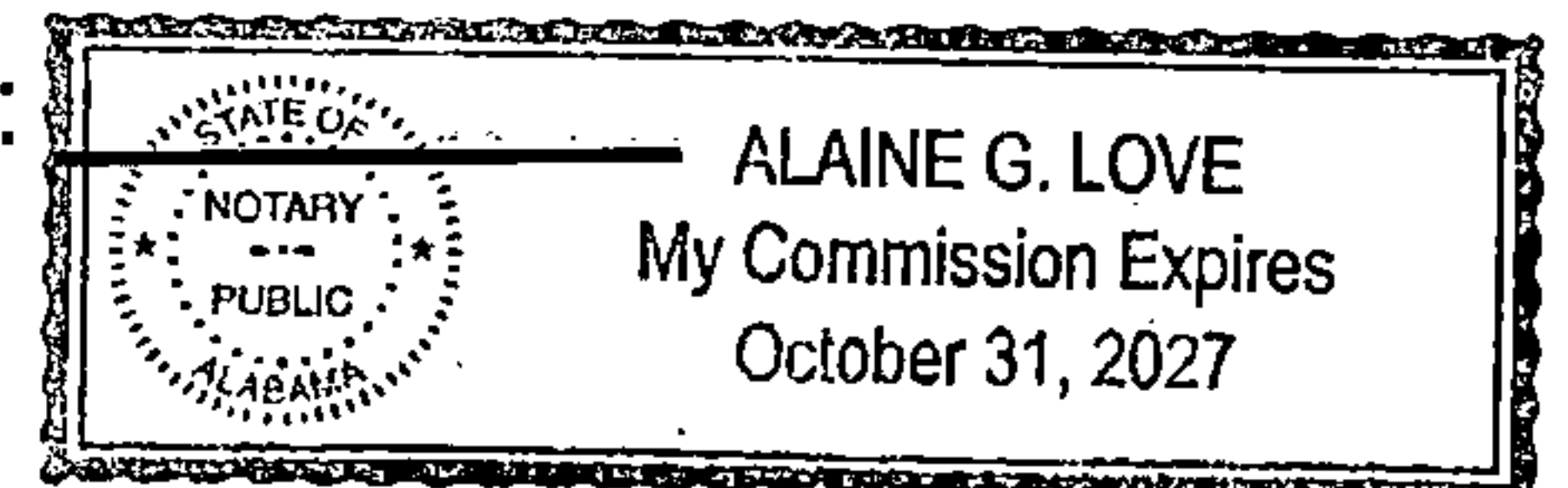
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALFRED R. BURROUGHS and wife, OLIVIA J. BURROUGHS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of December,  
2025.

Alaine G. Love

Notary Public  
My Commission Expires:





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Grantor's Name:  
ALFRED R. BURROUGHS and wife, OLIVIA J.  
BURROUGHS

Mailing Address:  
3419 PELHAM PARKWAY  
PELHAM, ALABAMA 35124

Property Address:  
124 OLIVER STREET  
PELHAM, AL 35124

\_\_\_\_ Bill of Sale  
\_\_\_\_ Sales Contract  
\_\_\_\_ Closing Statement

Grantee's name:  
UBALDO AGUIRRE REYES

Mailing Address:  
88 BRANTLEYVILLE DRIVE  
MAYLENE, ALABAMA 35114

Date of Sale: December, 2025  
Total Purchase Price: \$96,000.00

or  
Actual Value  
or  
Assessor's Market Value

\_\_\_\_ Front of Foreclosure Deed  
\_\_\_\_ Appraisal  
\_\_\_\_ Other \_\_\_\_\_