



20251216000384960 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/16/2025 02:51:03 PM FILED/CERT

This property was inadvertently conveyed in error in prior deed recorded in Instrument #20241010000318830 and this deed is to clear title.

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:
ALFRED R. BURROUGHS and wife, OLIVIA J. BURROUGHS
3419 PELHAM PARKWAY
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, UBALDO AGUIRRE REYES, an unmarried man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ALFRED R. BURROUGHS and wife, OLIVIA J. BURROUGHS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

The West Half of the following parcel of land, namely: commence at the Southwest corner of the SW 1/4 of NE 1/4, Section 5, Township 22, Range 2 West, Shelby County, Alabama; thence along the South line of said forty 88 degrees 40 minutes East 748.2 feet to the point of beginning of said tract of land; from said point of beginning run North 5 degrees West 709.9 feet to the South right of way line of what is known as the old Tuscaloosa Highway; thence in a Northeasterly direction along the South right of way line of said highway to the point where said right of way intersects the East line of said forty; thence South along the East line of said forty to the Southeast corner of said SW 1/4 of NE 1/4; thence West along the South line of said forty 571.8 feet, more or less, to the point of beginning.
Except right of way of Highway No. 22.

LESS AND EXCEPT, property conveyed to Jose Martinez and Juan Carlos Gallo-Martinez in deed recorded in Inst. NO. 1999 - 47300, Probate Office of 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 to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December, 2025.

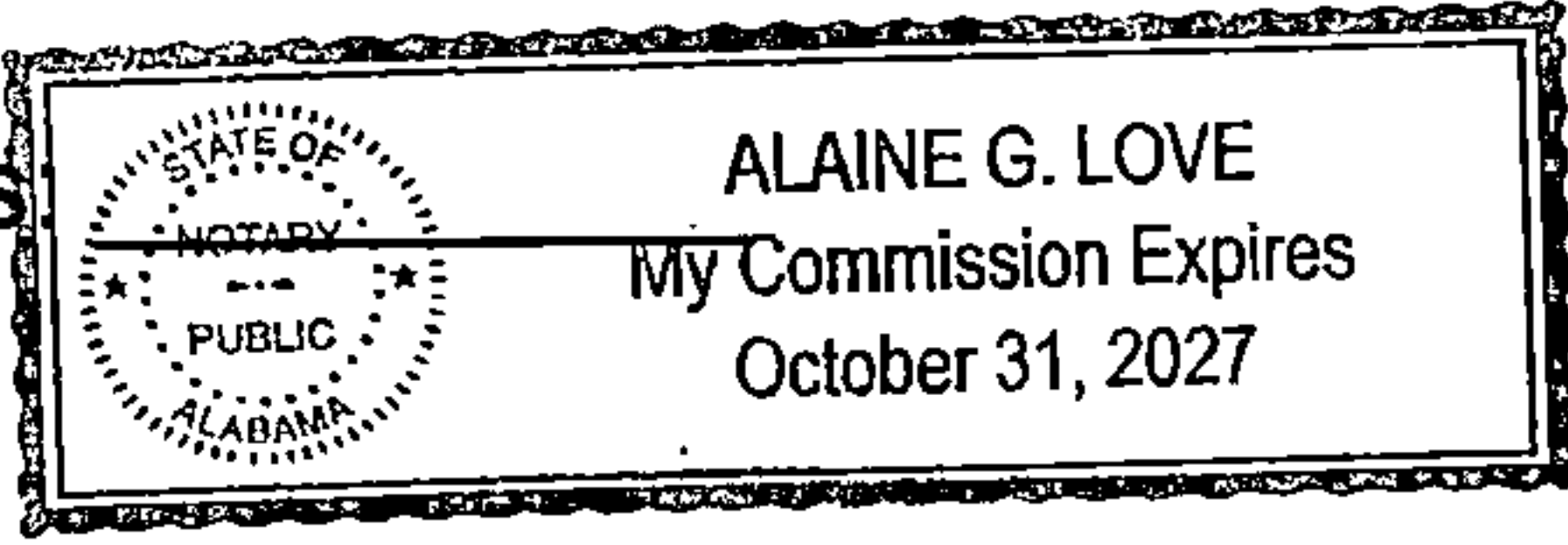
Ubaldo Aguirre Reyes
UBALDO AGUIRRE REYES

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that UBALDO AGUIRRE REYES, 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 he executed the same voluntarily on the day the same bears date.

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

Alaine G. Love
NOTARY PUBLIC
My Commission Expires





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Grantor's Name:
UBALDO AGUIRRE REYES

Mailing Address:
88 BRANTLEYVILLE DRIVE
MAYLENE, ALABAMA 35114

Property Address:
10378 Hwy. 22
Calera, AL 35040

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
ALFRED R. BURROUGHS and wife, OLIVIA J.
BURROUGHS

Mailing Address:
3419 PELHAM PARKWAY
PELHAM, ALABAMA 35124

Date of Sale: December 16, 2025
Total Purchase Price: \$

or
Actual Value

or
Assessor's Market Value \$272,290.00
(This deed is to clear title)

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR