

SEND TAX NOTICE TO:

TimTam Properties, LLC
136 Fox Valley Drive
Maylene, AL 35114

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Maria Espitia Pimentel and Isidro Adrian Cisneros, wife and husband**, whose address is 120 Weatherly way, Pelham, AL 35124 (hereinafter “Grantor”, whether one or more), by **TimTam Properties, LLC, an Alabama Limited Liability Company**, whose address is 136 Fox Valley Drive, Maylene, AL 35114 (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 **TimTam Properties, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 109 Hayesbury Court, Pelham, AL 35124 to-wit:**

Lot 72, according to the Survey of Hayesbury, Phase I, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

Isidro Adrian Cisneros, Grantor herein, is also known as Isidro Adrian Cisneros Chavez, he being one and the same person as Isidro Adrian Cisneros, grantee in that certain deed recorded in Instrument No. 20140813000253260, in the Probate Office of Shelby County, Alabama.

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 \$172,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee’s successors 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 successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of December, 2025.



Maria Espitia Pimentel



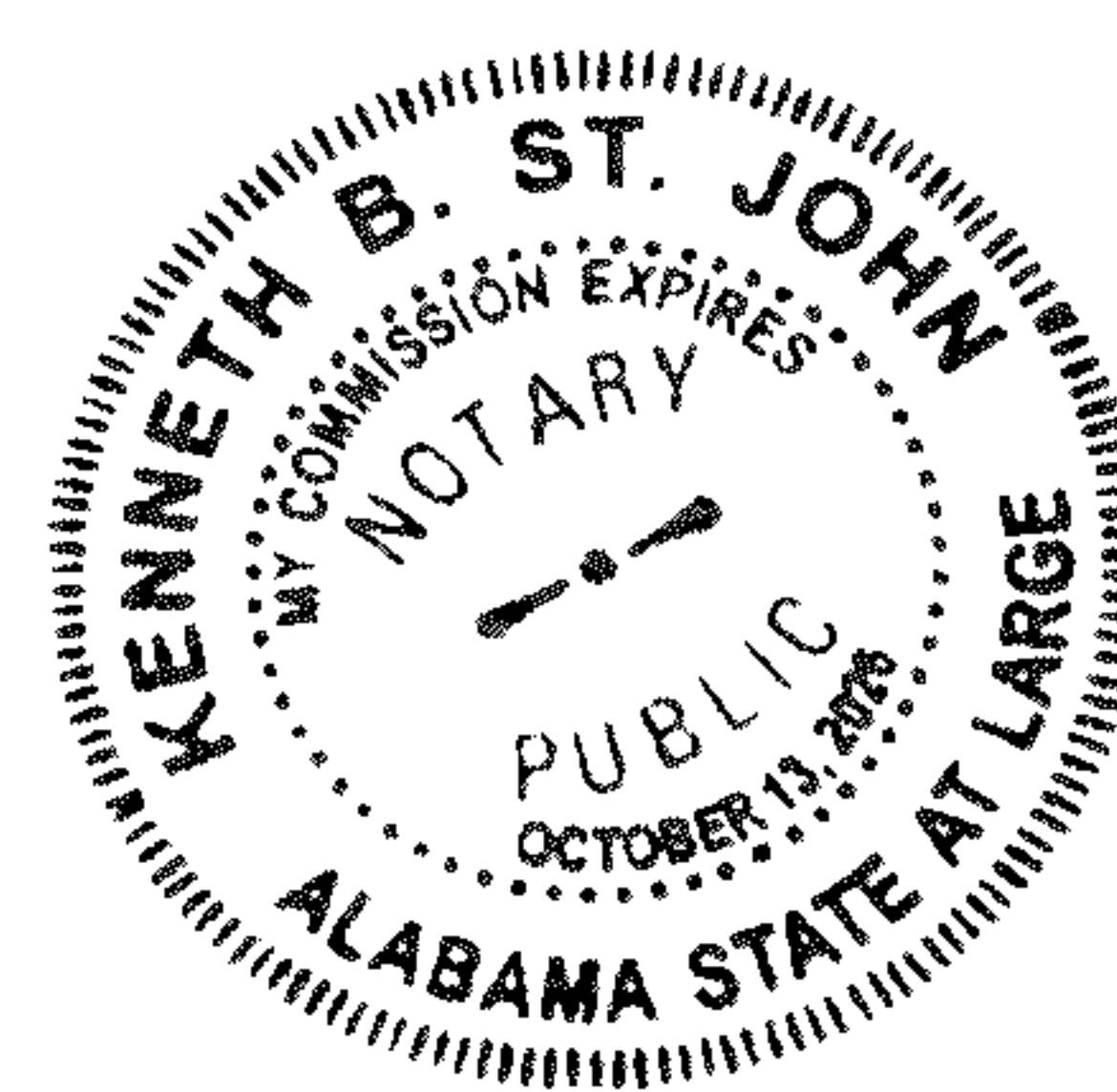
Isidro Adrian Cisneros

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Maria Espitia Pimentel and Isidro Adrian Cisneros** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2025.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2026 09:05:07 AM
\$69.00 JOANN
20260107000004990

