

Send Tax Notice to:  
Ubaldo Aguirre  
1109 Birchwood Lane  

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Alabaster, AL 35007  

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-13167**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED FOUR THOUSAND EIGHT HUNDRED THIRTY FOUR AND 00/100 (\$504,834.00)** 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 **Valor Communities, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1038 Research Boulevard, Suite 290, Madison, AL 35758

by **Ubaldo Aguirre (herein referred to as "Grantee")**, whose mailing address is

88 Brantleyville Drive, Brantleyville, AL 35114

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1109 Birchwood Lane, Alabaster, AL 35007**, 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.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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<sup>th</sup> day of December, 2025.

Valor Communities, LLC, an Alabama Limited Liability Company

By: *Jeannie Chance*  
Jeannie Chance, Authorized Agent

State of Alabama  
County of Shelby

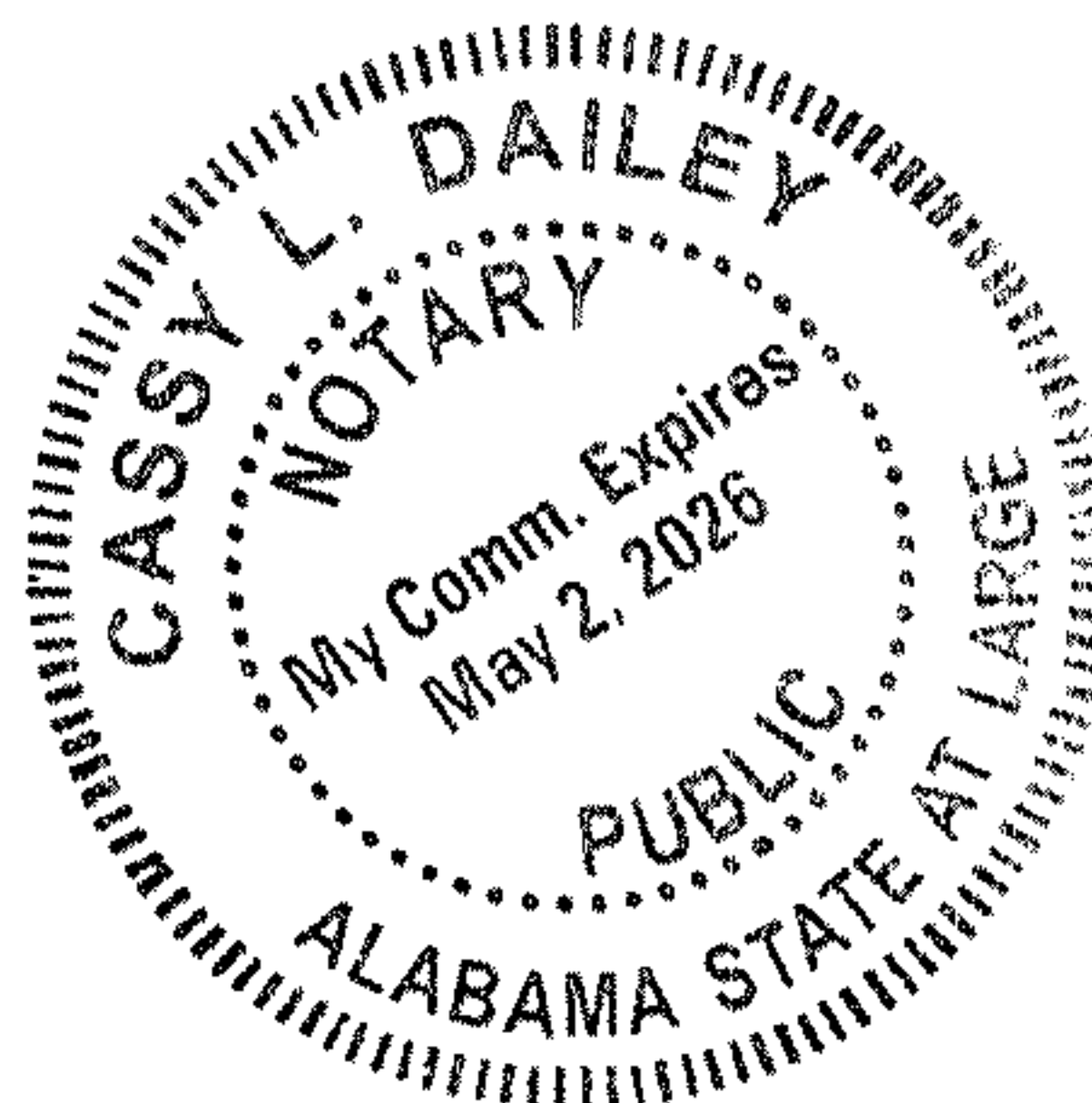
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeannie Chance, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **Valor Communities, LLC**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Valor Communities, LLC**, on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of December, 2025.

*Cassy L. Dailey*  
Notary Public, State of

Cassy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 62, according to subdivision plat of Wynlake Sector 6, Phase 2, as recorded in Map Book 62, Page 15 in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/08/2026 12:21:36 PM**  
**\$533.00 JOANN**  
**20260108000007210**

*Allie S. Boyd*