

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

**Grantee's Mailing Address/  
Send Tax Notice To:**  
**Aaron Hernandez**  
**1318 7<sup>th</sup> St SW**  
**Alabaster, AL 35007**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Four Thousand and 00/100 Dollars (\$34,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Gregory Rayshawn White, as Successor Personal Representative  
of  
The Estate of Ozella White, deceased, Probate Case #2012-000425**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

**Aaron Hernandez**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**That part of the Ceceil H. Walls tract of land in the town of Montevallo, Shelby County, Alabama, between Sections 3 and 4, Township 24 North, Range 12 East, as follows: Beginning at the Northeast corner of the Harriet Ozley lot and run in an Eastward direction 43 feet; thence in a Northward direction 28 feet; thence in an Eastward direction along Dauphin Street 107 feet to the Joe Kenworthy lot; thence in a Southeastward direction 136 feet to corner; thence in a Westward direction 187 feet; thence in a Northward direction 103 feet to point of beginning. Situated in Shelby County, Alabama.**

This instrument is executed in accordance with that certain Order Approving Sale dated November 6, 2025 and recorded in Instrument # 20260108000006610.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 9th day of January, 2026.

**The Estate of Ozella White, deceased, Probate Case #2012-000425**

by: *Gregory White*  
**Gregory Rayshawn White, Successor Personal Representative**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Gregory Rayshawn White** as Successor Personal Representative of **The Estate of Ozella White, deceased, Probate Case #2012-000425** 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, Gregory Rayshawn White in his/her capacity as Successor Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this January 9, 2026.

My Commission Expires:

*Luke A Henderson*  
Notary Public



Grantor's Address: *161 Thorny Ln.  
Calera, AL 35040*

Property Address: 124 Commerce St  
Montevallo, AL 35115

Parcel ID Number: 36 2 03 2 002 054.000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/09/2026 10:12:06 AM  
\$59.00 PAYGE  
20260109000008280

*Allie S. Boyd*