

Send Tax Notice to:
Mauricio Aguirre Arroyo and Felipe
Arroyo
180 Stonehaven Dr
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-11698

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)** 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

James V. Green, Jr., Personal Representative of Estate of Edna Faye Reeves, deceased, Shelby County Case No. PR-2025-000143 (herein referred to as "Grantor," whether one or more), whose mailing address is

115 1st Street North, Alabaster, AL 35007

by **Mauricio Aguirre Arroyo and Felipe Arroyo (herein referred to as "Grantee"),** whose mailing address is

180 Stonehaven Dr, Pelham, AL 35124

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 **1545 Highway 35, Pelham, AL 35124,**

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.

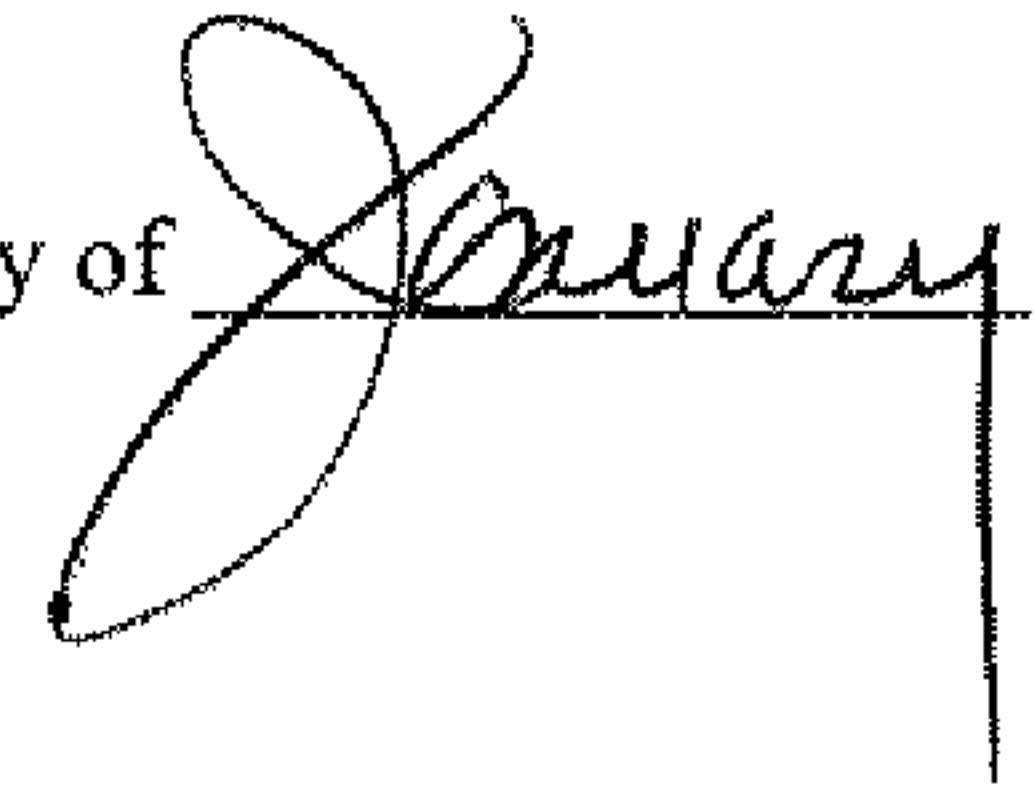
\$280,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Edna Faye Reeves, Co Grantee in that certain deed filed at Book 262, Page 911 is deceased, having died on or about October 31, 2024. Don R. Reeves, Co Grantee in same mentioned deed, predeceased her, having died on or about May 6, 2024.

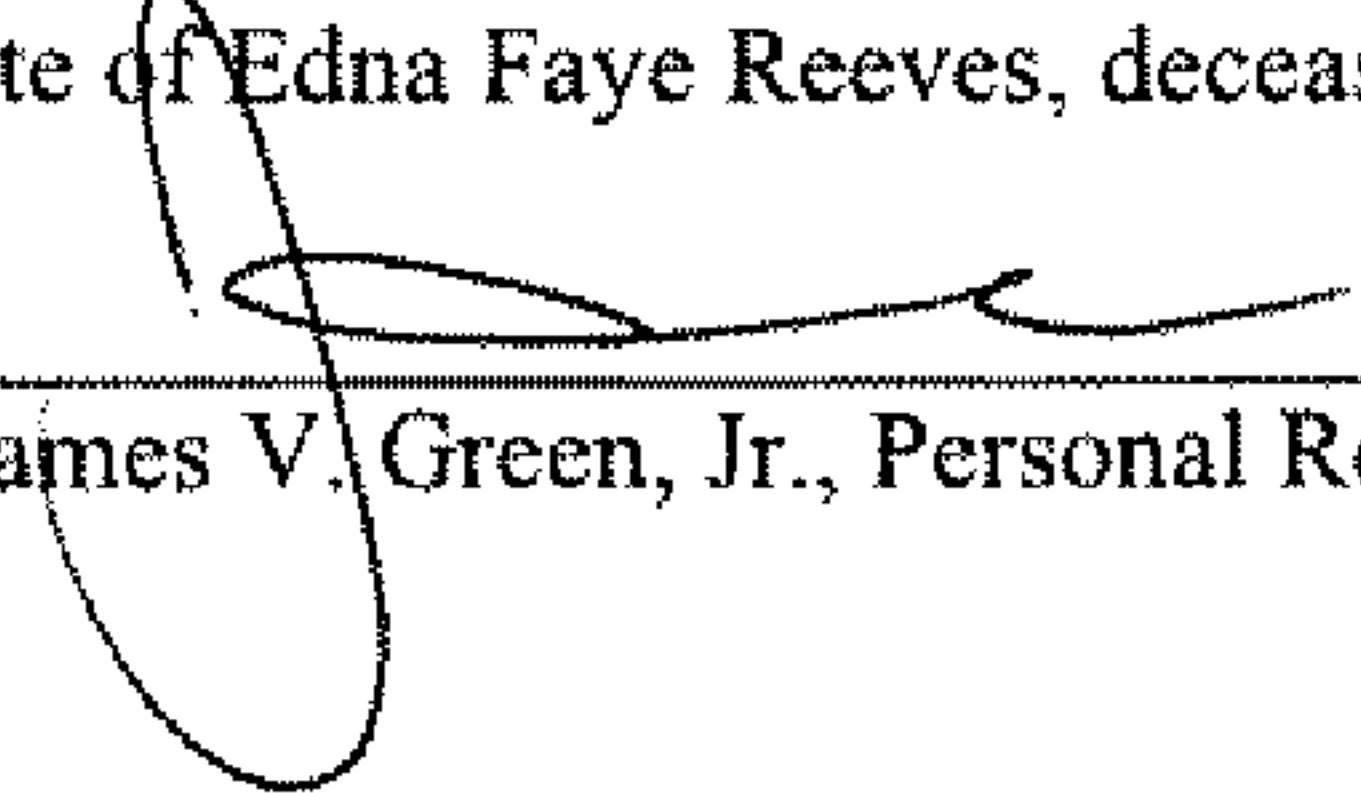
TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

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 09 day of January, 2026



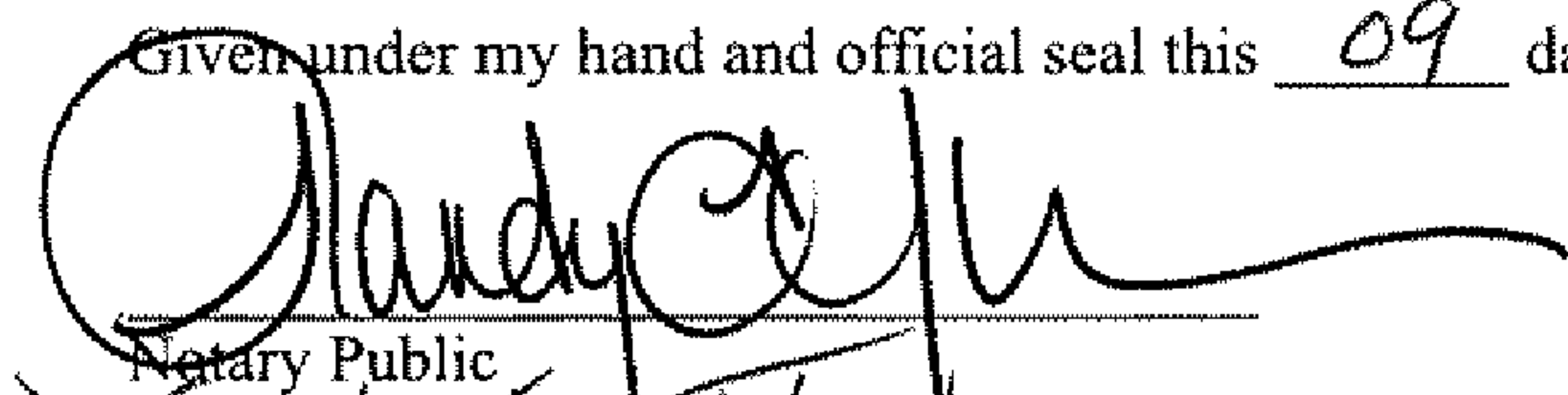
Estate of Edna Faye Reeves, deceased, Shelby County Case No. PR-2025-000143

By: 
James V. Green, Jr., Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James V. Green, Jr., Personal Representative**, whose name(s) as **Personal Representative(s) of Estate of Edna Faye Reeves, deceased, Shelby County Case No. PR-2025-000143**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Edna Faye Reeves, deceased, Shelby County Case No. PR-2025-000143**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of January, 2026


Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

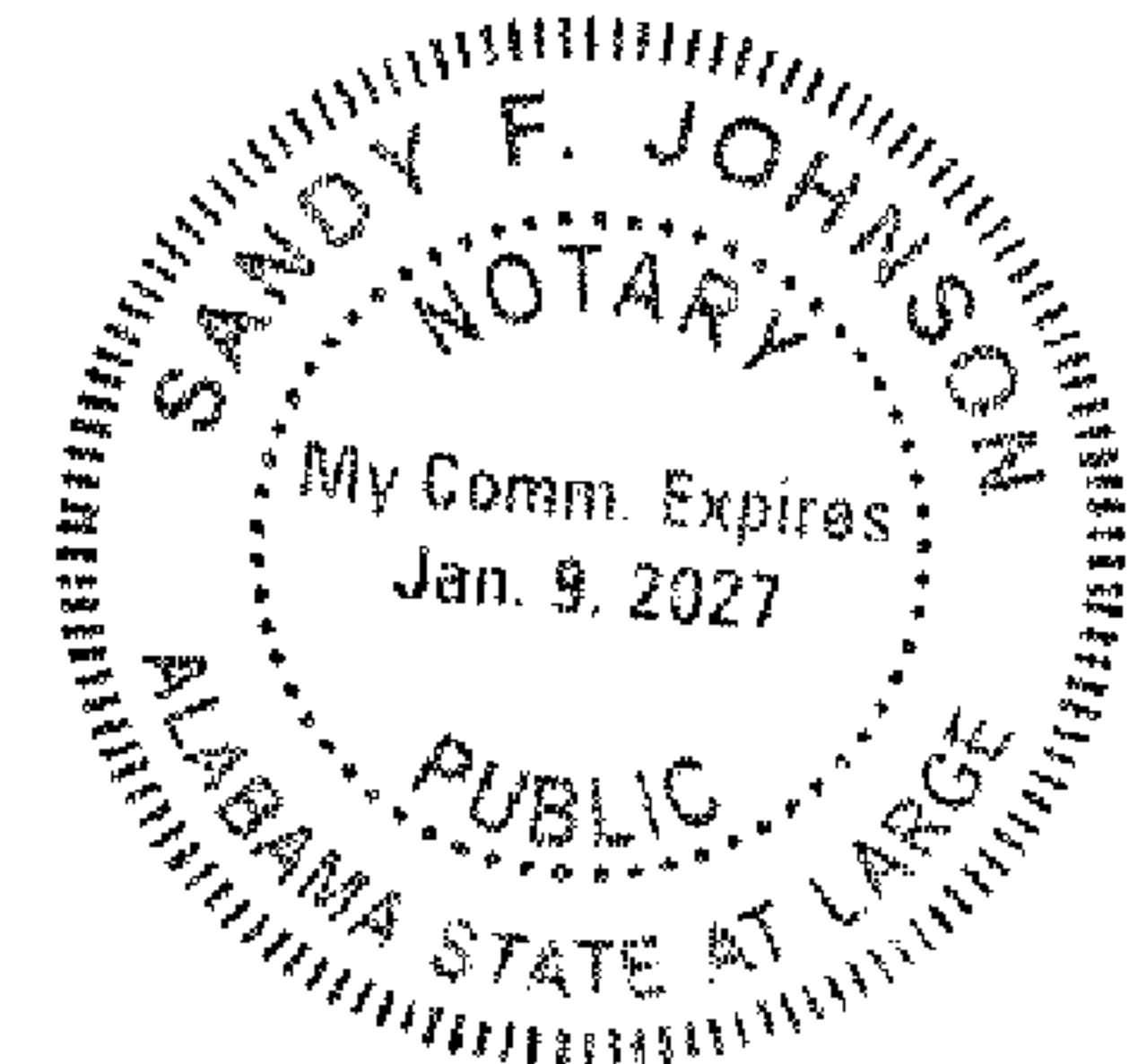


EXHIBIT A

Property 1:

Beginning at the northwest corner of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 2 West, then run South along the west line of said 1/4-1/4 Section for a distance of 40.0 feet to point of beginning; thence turn an angle to the left of 60 deg. 15 min. for a distance of 588.7 feet, more or less, to the west right of way of Fungo Hollow Road; thence turn an angle to the right of 86 deg. 09 min. for a distance of 169.41 feet along the west right of way of Fungo Hollow Road; thence turn an angle to the right of 71 deg. 42 min. for a distance of 440.3 feet; thence turn an angle to the right of 82 deg. 24 min for a distance of 385.74 feet to the point of beginning; this parcel of land located in the NE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, containing 2.3 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2026 09:32:51 AM
\$43.00 BRITTANI
20260112000009640

Brittani S. Bayl

General Warranty Deed - Estate (AL)