

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Edgar Flores Lezama
2806 North Dr
Helena, AL 35080

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00)**, and other good and valuable consideration in hand paid to **Shelia D. Crauswell and Sidney Barry Smith, as Personal Representative(s) and Trustee(s) of the Estate of Edna H. Smith, deceased, Shelby County Probate Case No. PR-2025-002322** (hereinafter referred to as "Grantor"), whose address is 233 Briarfield Dr Warrior AL: 35180 the receipt and sufficiency of which is hereby acknowledged, by the Edgar Flores Lezama (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Property 1:

Lot 1, in Block 5, according to the survey of Shelena Estates as recorded in Map Book 5, Page 25 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Property Address: **2806 North Dr, Helena, AL 35080**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$140,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the successors and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the **6th day of February, 2026**

The Estate of Edna Smith

By: Shelia D. Crauswell
Shelia D. Crauswell, Personal Representative

By: Sidney Barry Smith
Sidney Barry Smith, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Shelia D. Crauswell and Sidney Barry Smith, Personal Representatives of The Estate of Edna Smith whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2026.

Patrick Skyler Murphy
Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2026 10:38:31 AM
\$67.00 JOANN
20260210000038020

Allen S. Bayl