

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety-One Thousand and No/100 Dollars (\$91,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Mildred Ann Mills Butler Sparks, an unmarried person** (herein referred to as grantors), grant, bargain, sell and convey unto **Andres C. Hermosillo Gomez** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 20 South, Range 4 West, and part of the Southwest Quarter of the Northwest Quarter of Section 18, Township 20 South, Range 3 West, all in Shelby County, Alabama and being more particularly described as follows:

As the Point of Beginning, start at a 2 inch iron pipe being accepted as the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama; thence run along the north line of the Southeast Quarter of the Northeast Quarter of said Section 18 a bearing of South 89 degrees, 54 minutes, 51 seconds, West 29.70 feet to a 1/2 inch iron pipe; thence run South 00 degrees, 03 minutes, 32 Seconds, East 174.12 feet to a 1/2 inch capped rebar (CA-965-LS); thence run North 79 degrees, 48 minutes, 44 seconds, East 108.54 feet to a 1/2 inch iron pipe; thence run North 01 degrees, 23 minutes, 25 Seconds, East 154.98 feet to a 1/2 inch rebar on the north line of the Southwest Quarter of the Northwest Quarter of Section 18, Township 20 South, Range 3 West; thence run along said north line South 89 degrees, 25 minutes, 00 seconds, West 7.30 feet to railroad Spike; thence continue along said north line 89 degrees, 56 minutes, 58 seconds, West 63.49 feet to a 1 inch iron pipe; thence continue along said north line North 89 degree, 41 minutes, 44 seconds, West 10.28 feet to the Point of Beginning.

Said parcel contains 0.41 acres, more or less, less and except any rights-of-way and/or easement of record.

For ad valorem tax purposes only, the address of the above-described property is 40 Red Tip Lane, Helena, AL 35080.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

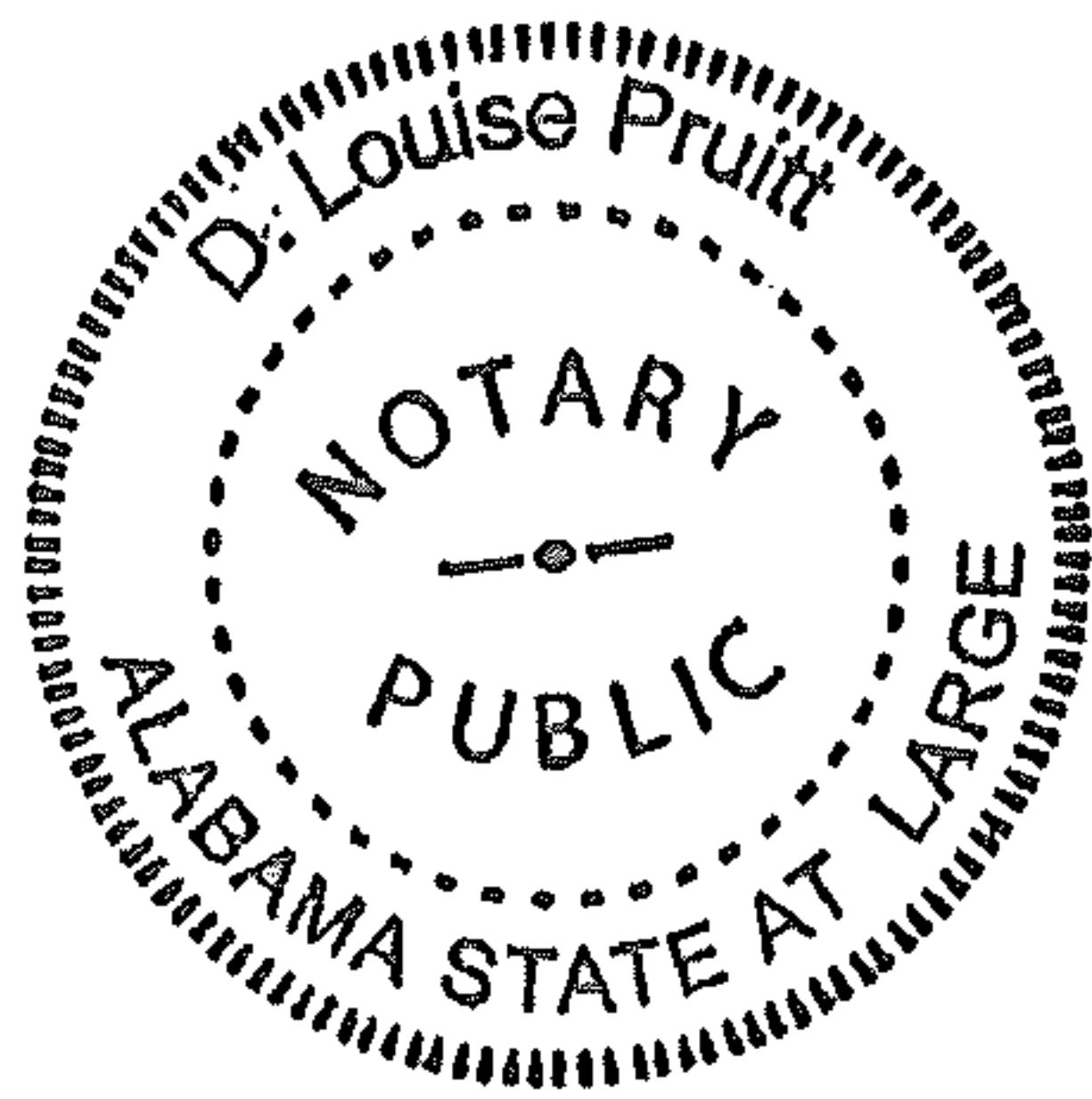
In Witness Whereof, I have hereunto set my hand and seal this 12th day of February, 2026.

Mildred Ann Mills Butler Sparks
Mildred Ann Mills Butler Sparks

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Mildred Ann Mills Butler Sparks**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 12th day of February, 2026.



D. Louise Pruitt
NOTARY PUBLIC **D. LOUISE PRUITT**

My Commission Expires: _____
MY COMMISSION EXPIRES: 04/02/2028

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2026 02:28:30 PM
\$119.00 JOANN
20260213000042420

Alvin S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Mildred Ann Mills Butler</u>	Grantee's Name	<u>Andres C. Hermosillo Gomez</u>
<u>Sparks</u>			
Mailing Address	<u>5222 Wade Street</u> <u>Helena, AL 35080</u>	Mailing Address	<u>40 Red Tip Lane</u> <u>Helena, AL 35080</u>
Property Address	<u>40 Red Tip Lane</u> <u>Helena, AL 35080</u>	Date of Sale	<u>February 12, 2026</u>
		Total Purchase Price	<u>\$91,000.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 12, 2026

Print Sandra D. Hall

Sign

[Signature]

____ Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one