

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Craig C. Bourg and Carolyn H. Bourg  
115 Carter Lane  
Columbiana, Alabama 35051

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **TWO HUNDRED EIGHTY NINE THOUSAND AND NO/100 (\$289,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **LUIS A. FLORES GUILLEN, an unmarried man, and GEOVANNI TORRES ORELLANA, an unmarried man,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **CRAIG C. BOURG and CAROLYN H. BOURG,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

The land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Commencing at the Point of Intersection of the North sidewalk line of East College Street with the west curb line of Thompson Street in the Town of Columbiana, and run thence South 61 Degrees 30 Minutes West, a distance of 270 feet to the Point of Beginning of the Lot herein described, continue thence South 61 Degrees 30 Minutes West, a distance of 108 feet; thence run North 12 Degrees 30 Minutes East, a distance of 303 feet; thence run North 79 Degrees 30 Minutes East a distance of 105 feet; run thence South 12 Degrees 30 Minutes East a distance of 283 feet to Point of Beginning and being known as a part of Lot 70, W. J. Horsley's Map of Columbiana, Alabama. Situated in Shelby County, Alabama.

Less and except that property conveyed to James B. Nichols by deed dated February 3, 1958 and recorded in Deed Book 191, Page 406, in the Probate records of Shelby County, Alabama, more particularly described as follows:

Commence where the West curb line of Thompson Street intersects the North Sidewalk line of East College Street; thence South 61 Degrees 30 Minutes West 270 feet to the Point of Beginning of the Lot herein described; thence South 61 Degrees 30 Minutes West 108 feet; thence North 12 Degrees 30 Minutes West 200 feet, thence North 72 Degrees 30 Minutes East 105 feet; thence South 12 Degrees 30 Minutes East 190 feet to the Point of Beginning.

Said lot being situated in the Town of Columbiana, Alabama, Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2026 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book , Page .

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WIIEREOF**, the said Grantors have hereunto set their hands and seals on this day of February 27, 2026.

**GRANTORS:**

Luis A Flores Guillen  
Luis A. Flores Guillen

Geovanni Torres Orellana  
Geovanni Torres Orellana

**STATE OF ALABAMA  
COUNTY OF SHELBY**

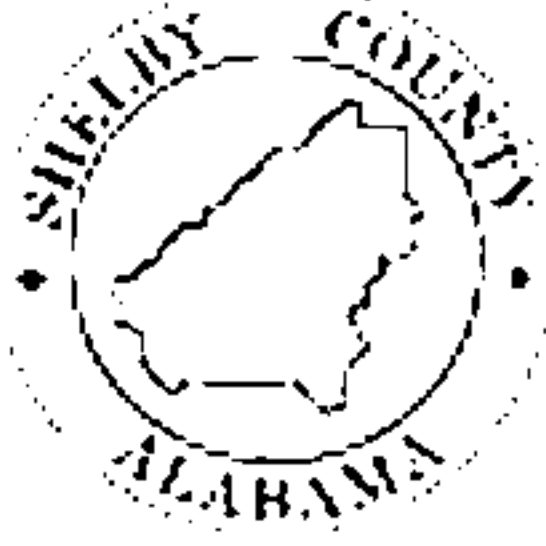
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Luis A. Flores Guillen and Geovanni Torres Orellana, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Luis A. Flores Guillen and Geovanni Torres Orellana each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of February 27, 2026.

C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/03/2026 08:33:50 AM  
 \$89.00 KELSEY  
 20260303000059950

*Allie S. Bezel*

**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>Luis A. Flores Guillen</u> Mailing Address <u>Geovanni Torres Orellana</u> <u>142 Highview Cove</u> <u>Pelham, Alabama 35124</u>	Grantee's Name <u>Craig C. Bourg</u> Mailing Address <u>Carolyn H. Bourg</u> <u>115 Carter Lane</u> <u>Columbiana, AL 35051</u>
Property Address <u>115 Carter Lane</u> <u>Columbiana, AL 35051</u>	Date of Sale <u>2/27/26</u> Total Purchase Price \$ <u>289,000.00</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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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 2/27/26 Print C. Ryan Sparks

\_\_\_\_ Unattested \_\_\_\_\_ Sign \_\_\_\_\_  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one