

Send Tax Notice to:  
Christopher Holler  
1121 Village Trail  
Calera, AL 35040

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-26-1268**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$218,000.00) 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

**Emily L. Hernandez and Jaime S. Hernandez, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1516 Timber Drive, Helena, AL 35080

by **Christopher Holler (herein referred to as "Grantee")**, whose mailing address is

1121 Village Trl., Calera, AL 35040-5298

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 **1121 Village Trl., Calera, AL 35040-5298**,

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.

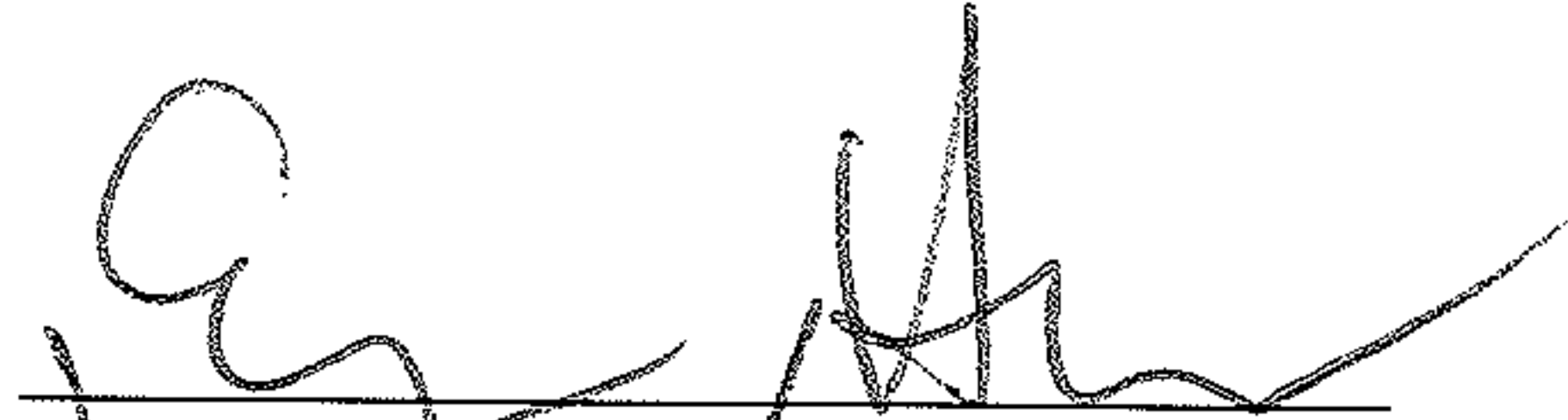
MINING AND MINERAL RIGHTS EXCEPTED.


**\$158,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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 27<sup>th</sup> day of February, 2026

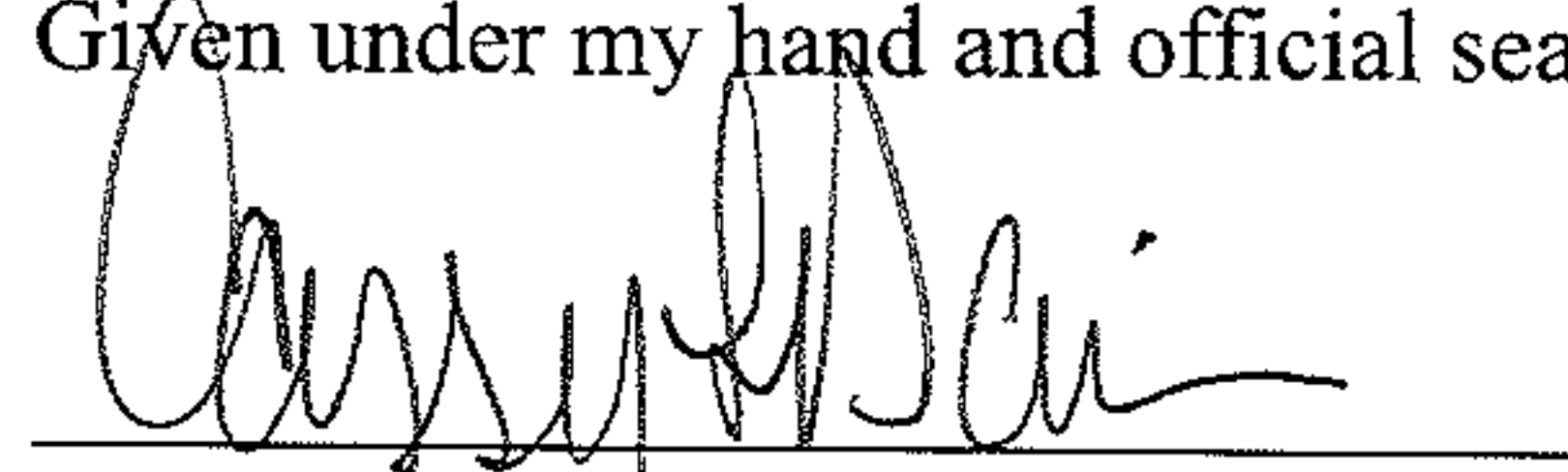
  
\_\_\_\_\_  
Emily L. Hernandez

  
\_\_\_\_\_  
Jaime S. Hernandez

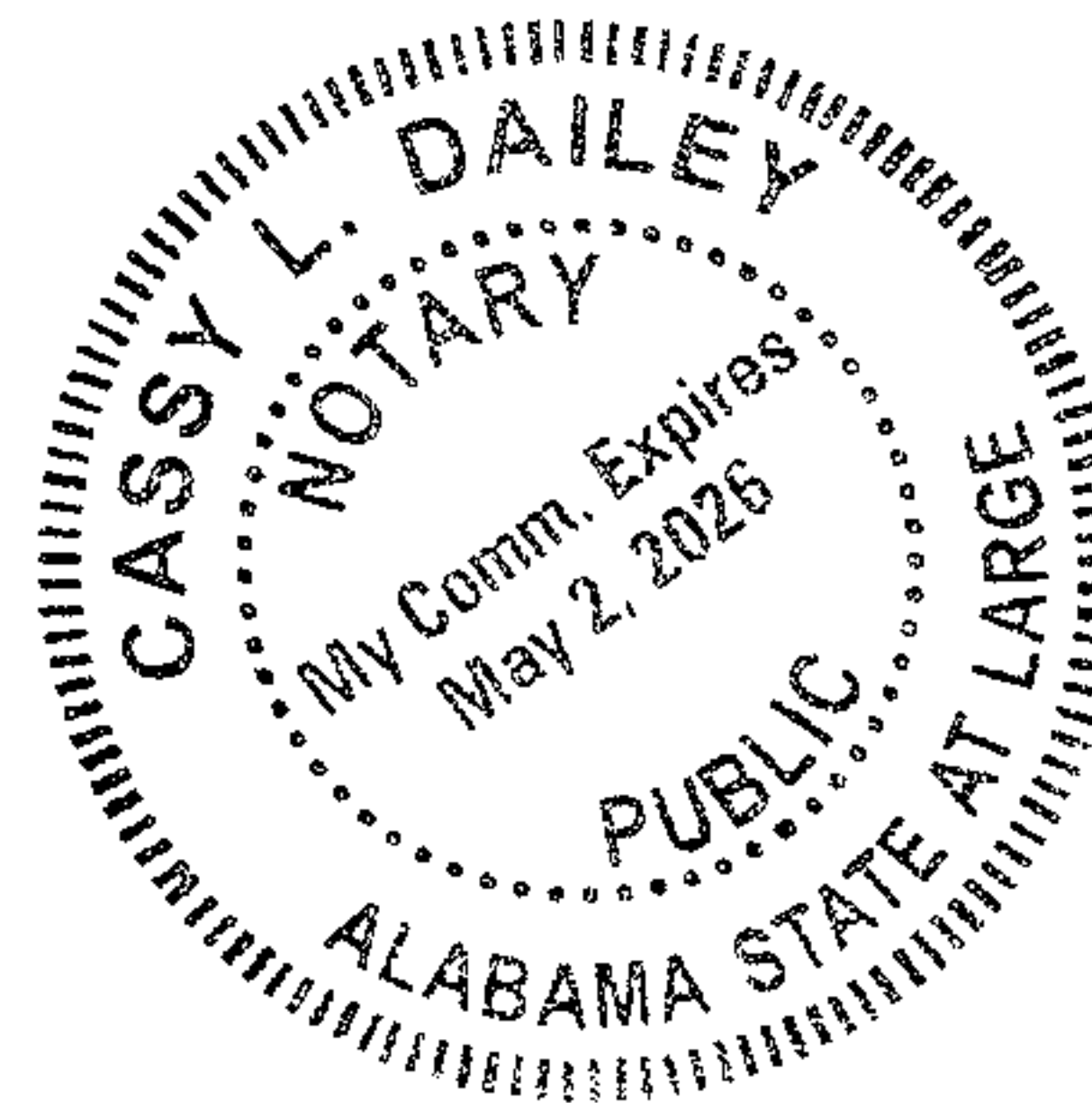
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Emily L. Hernandez and Jaime S. Hernandez 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 27<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 343, according to the Survey of Waterford Village Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of SHELBY County, ALABAMA.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2026 02:09:36 PM  
\$88.00 JOANN  
20260304000062750**

*Alvin S. Bayl*