

Send Tax Notice to:  
Joel Whiten and Hannah Whiten

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

213 Rolling Mill St  
Helena, AL 35080

File: BHM-26-1880

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$294,900.00)** 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 **Dulce Luz Huerta, a married person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

1968 Gallant Fox Drive, Helena, AL 35080

by **Joel Whiten and Hannah Whiten (herein referred to as "Grantee,"** whether one or more), whose mailing address is

213 Rolling Mill St. Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **213 Rolling Mill St, Helena, AL 35080**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**This property was not the homestead of the grantor or his spouse.**

**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.

**\$286,053.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 10 day of March, 2026

*Dulce Luz Huerta*  
Dulce Luz Huerta

STATE OF ALABAMA  
COUNTY OF JEFFERSON

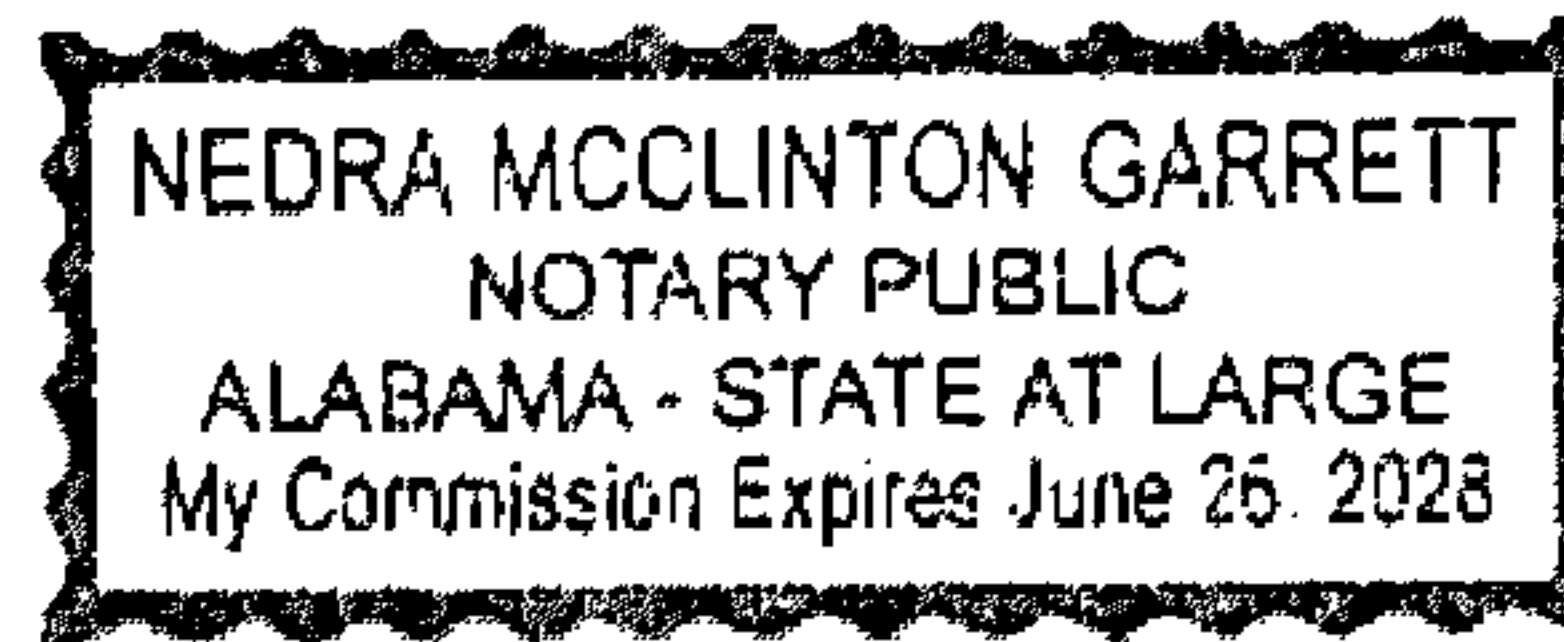
I, the undersigned Notary Public in and for said County and State, hereby certify that Dulce Luz Huerta whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of March, 2026.

*Nedra McClinton Garrett*

Notary Public

My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 2, according to the survey of Mullins Second East Side Addition to Helena, as recorded in Map Book 4, at Page 26, in the Probate Office of Shelby County, Alabama.

Less and except that portion of the above-described lot, if any, used for the right-of-way of Pecan Lane.

Less and except that portion, if any, of the subject property which lies within the boundaries of Lot 2, according to the map, plat or survey of Pecan Grove, as recorded in Map Book 28, Page 11, 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**  
**03/18/2026 03:14:52 PM**  
**\$37.00 BRITTANI**  
**20260318000078830**

General Warranty Deed - JTROS (AL)

*Brittani S. Bayl*