

Send Tax Notice to:  
Tatiana L. Flores Mira and Luis  
Flores Guillen  
316 Golden Meadows Place  

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Alabaster, AL 35007

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-26-1656**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00) 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 **Sara Alexis Poplin, Formerly Known As Sara Gregory, and Stephan Massey Poplin, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is 445 Ramsgate Drive, Alabaster, AL 35114

by **Tatiana L. Flores Mira and Luis Flores Guillen (herein referred to as "Grantee")**, whose mailing address is 316 Golden Meadows Place, Alabaster, AL 35007

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 **361 Hidden Ct., Montevallo, AL 35115**, 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.

**\$228,000.00 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 25 day of March, 2026

Sara Alexis Poplin  
Sara Alexis Poplin

Stephan Massey Poplin  
Stephan Massey Poplin

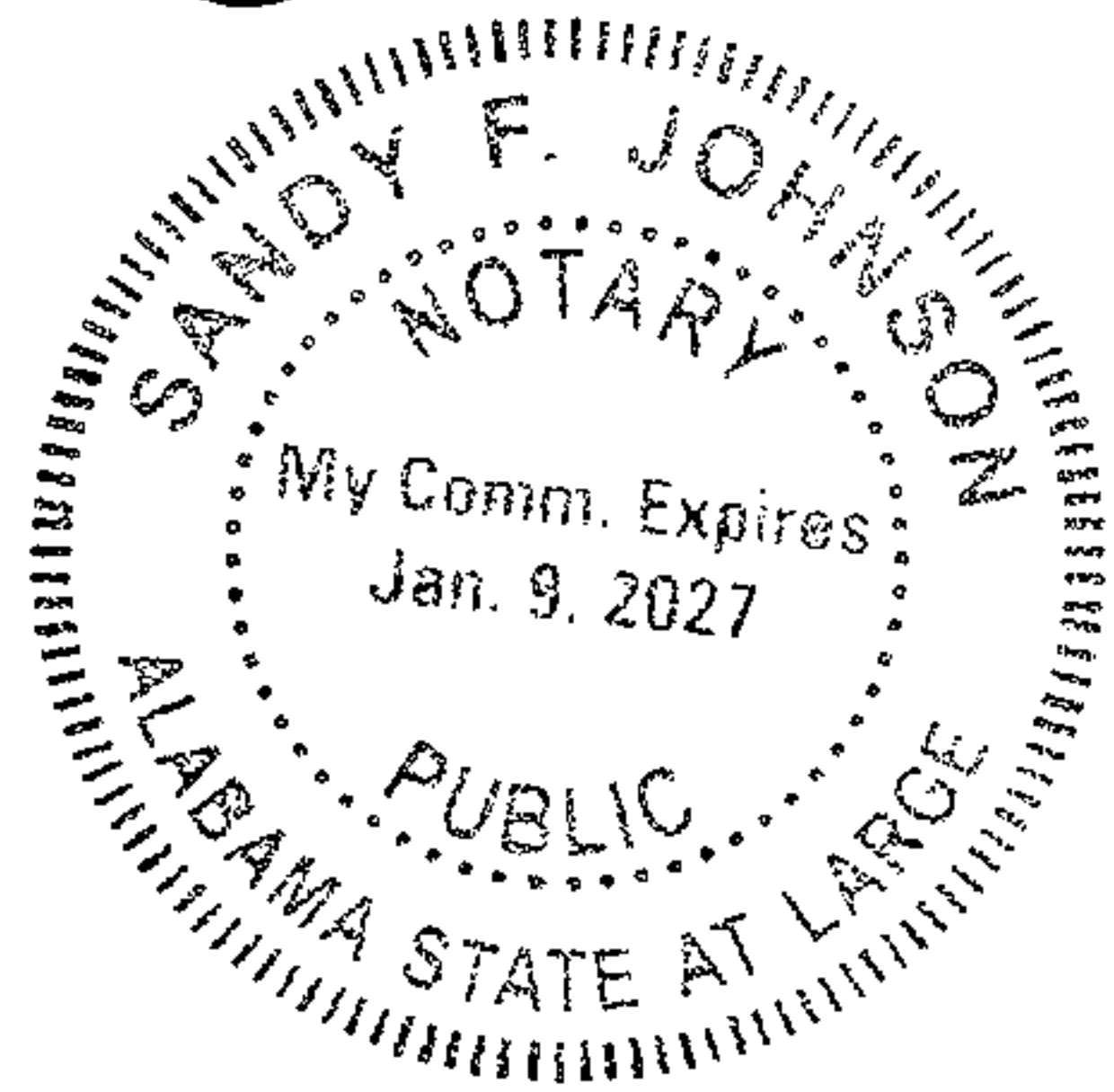
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sara Alexis Poplin and Stephan Massey Poplin 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 25 day of March, 2026.

Sandy F. Johnson  
Notary Public

My Commission Expires: 6/1/09/2027



**EXHIBIT A**

Property 1:

Lot 71, according to the Map of The Lakes at Hidden Forest, Phase 4, as recorded in Map Book 53, Page 29A, 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  
04/01/2026 10:40:53 AM  
\$41.00 BRITTANI  
20260401000094120**

*Allie S. Bayl*