

Send Tax Notice to:  
Arturo Garcia Gutierrez  
250 Comanche St.  
Montevallo, AL 35115

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

File: **PEL-26-2529**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)** 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

**Ricky Pickett and Cindy Pickett, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

1005 Marvel Road, Brierfield, AL 35035

by **Arturo Garcia Gutierrez (herein referred to as "Grantee"),** whose mailing address is

250 Comanche St, Montevallo, AL 35115

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 **250 Comanche St, 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.

The property herein conveyed does not constitute the homestead of either Grantor, neither is it contiguous thereto.

**\$284,747.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**\$10,000 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SUBORDINATE 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 03 day of April, 2026

Ricky Pickett  
Ricky Pickett

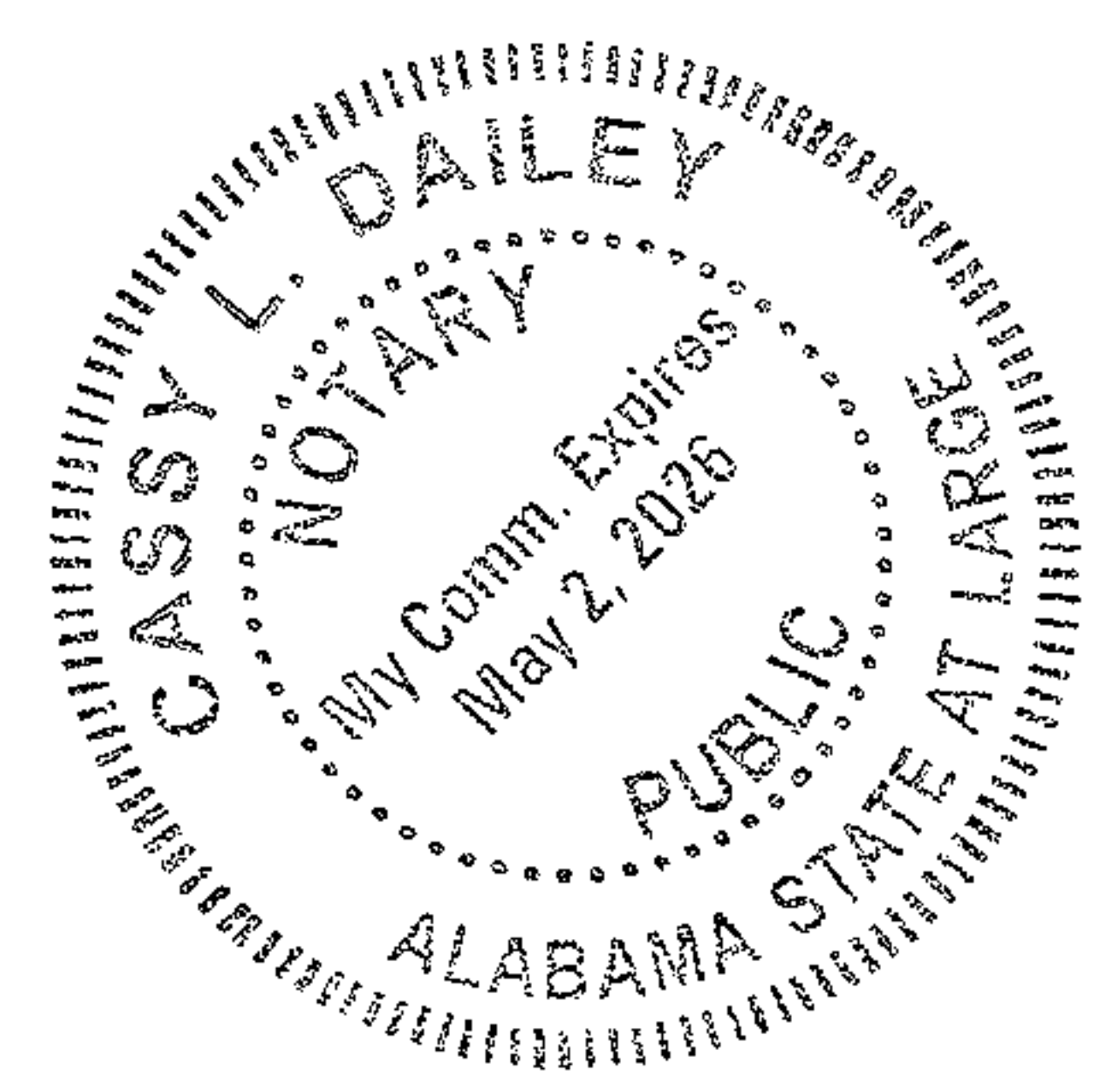
Cindy Pickett  
Cindy Pickett

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ricky Pickett and Cindy Pickett 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 03 day of April, 2026.

Cassy L. Dailey  
Notary Public  
My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 64, according to the Map and Survey of Indian Highlands 3rd Sector, as recorded in Map Book 6, Page 28, 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**  
**04/08/2026 01:31:19 PM**  
**\$29.00 JOANN**  
**20260408000103830**

*Allen S. Bayl*

General Warranty Deed - Individual (AL)