

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0654

Send Tax Notice To: Julio Recinos Sibrian
348 Lane Park Trail
Maylene, AL 35114

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twelve Thousand Five Hundred Dollars and No Cents (\$12,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Werner H. Beiersdoerfer and Michael Kenneth Flowers, as Trustees for The Sanctuary Trust for Shelby County, dated January 31, 2008** whose mailing address is:

584 Meadow Lake Farms, Calera, AL 35040 (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Julio Recinos Sibrian, whose mailing address is:**

348 Lane Park Trail, Maylene, AL 35114 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **190 Oxford Cir., Montevallo, AL 35115**; to wit;

Lot 25, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions, and Rights of Way of record.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Trustees, Werner H. Beiersdoerfer and Michael Kenneth Flowers, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of June, 2021.

WERNER H. BEIERSDOERFER AND MICHAEL
KENNETH FLOWERS, AS TRUSTEES FOR THE
SANCTUARY TRUST FOR SHELBY COUNTY

Werner H. Beiersdoerfer
Werner H. Beiersdoerfer
Trustee

Michael Kenneth Flowers
Michael Kenneth Flowers
Trustee

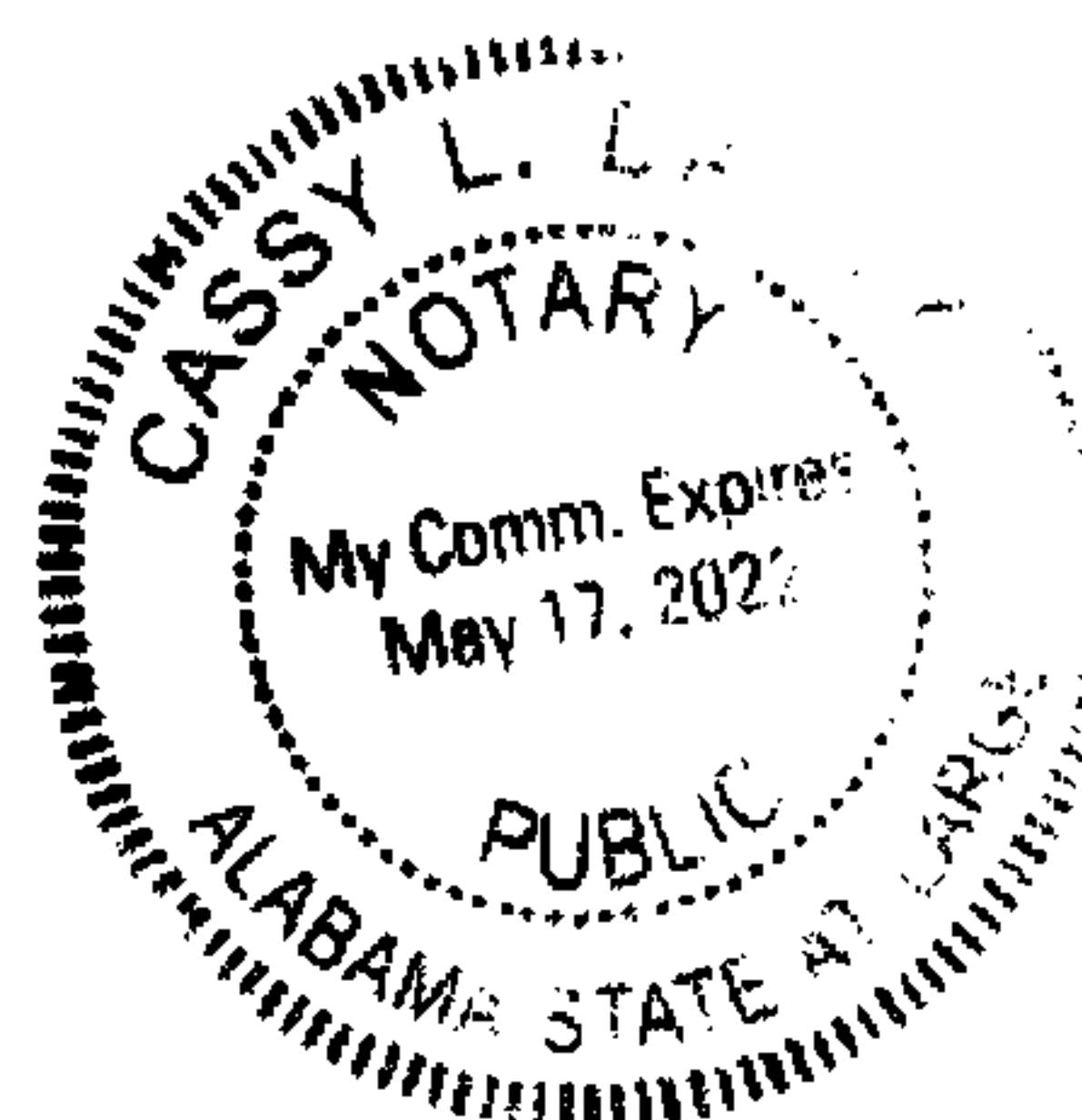
State of Alabama

County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Werner H. Beiersdoerfer and Michael Kenneth Flowers, Trustees of Werner H. Beiersdoerfer and Michael Kenneth Flowers, as Trustees for The Sanctuary Trust for Shelby County is 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2021.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2021 11:22:11 AM
\$35.50 BRITTANI
20210709000333340

Alvin S. Bayl