

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3534

5828 Hwy 16
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars (\$267,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Alice Joyce Castillo, a single person,** whose mailing address is: 133 St Charles Drive Helena, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jenell Sharp** whose mailing address 5828 Hwy 16 Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 5828 Hwy 16, Montevallo, AL 35115

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 3 West; thence run S 88 degrees 08'08"W for 658.20'; thence run N 04 degrees 05'45"W for 927.82' to the Point of Beginning; thence continue on the last described course for 396.28'; thence run S 87 degrees 40'31"W for 630.47' to a point on the Easterly right of way Shelby County Road 16; thence run S 04 degrees 06'41"W along said line for 396.28'; thence run N 87 degrees 40'31"E for 630.36' to the Point of Beginning. Lying and being in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$132,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28 day of Feb, 2023

Alice Joyce Castillo
Alice Joyce Castillo

STATE OF Alabama Tattusson County ss:

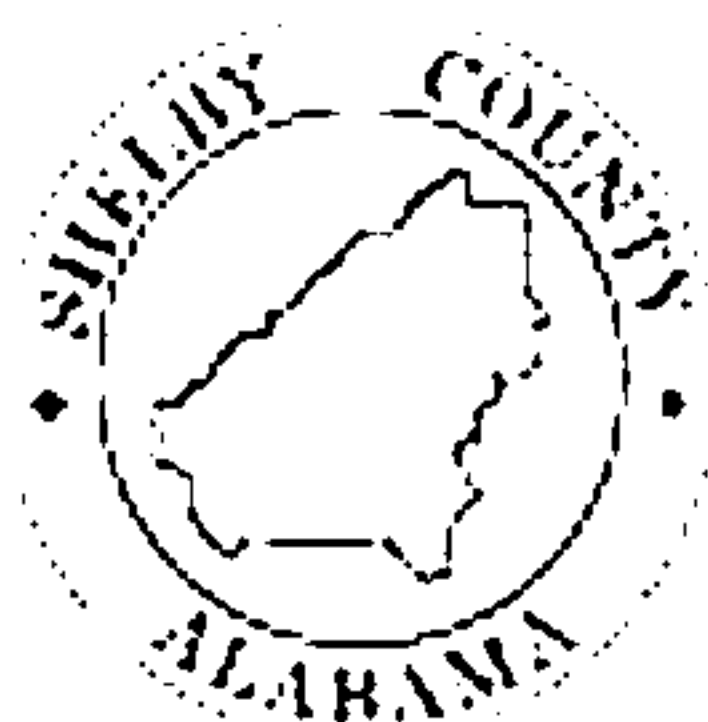
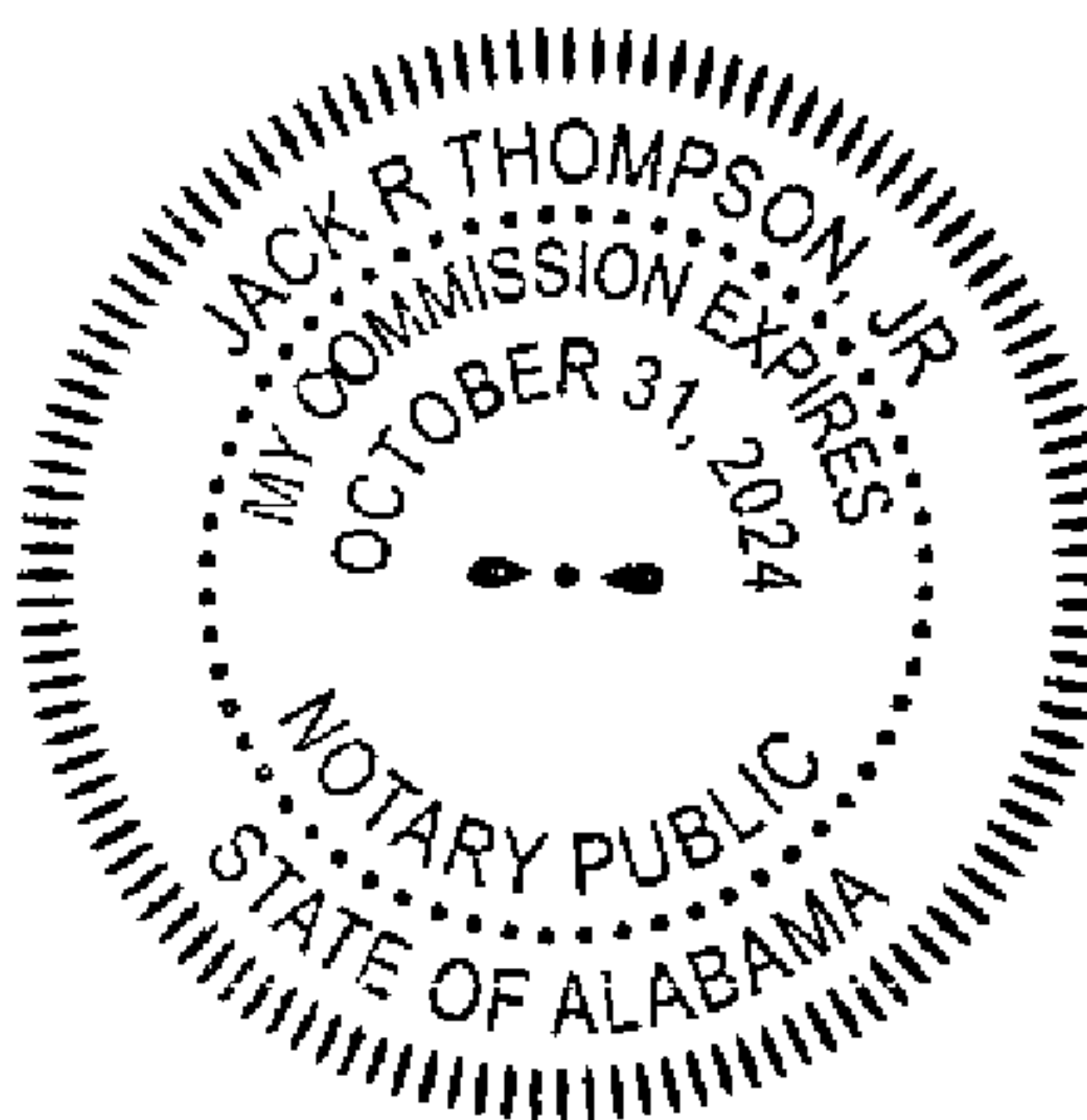
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Alice Joyce Castillo** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

Feb WITNESS my hand and official seal in the county and state aforesaid this the 28th day of Feb, 2023.

My Commission Expires:

10/31/2024

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 01:45:32 PM
\$160.00 BRITTANI
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Alex S. Bayl