

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3624

SEND TAX NOTICE TO:

70 Highway 223
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 **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)** 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 **Michelle D. Fillingame** Trustee of the M.D.F. 2015 Family Trust U/D/T dated August 18, 2015 whose mailing address is: 1120 County Road 195, Clanton, AL 35046 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Miguel Angel Hermosillo and Arleth Hermosillo** whose mailing address is: 70 Highway 223 Montevallo AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 70 Highway 223, Montevallo, AL 35115

A parcel of land in the Southeast¼ of the Northeast¼ of Section 19, Township 22 South, Range 3 West in Shelby County, Alabama, being further described as follows:

Commence at the Northeast Corner of the Southeast¼ of the Northeast¼ of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the east line of said ¼-¼ a distance of 621.92 feet to a point; thence turn 02°19'57" left and continue southerly a distance of 271.10 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along the last described course a distance of 344.23 feet to a existing 2" open top pipe corner on the North margin of Shelby County Highway No. 10; thence turn 81°11'44" right and run westerly a distance of 18.85 feet to a rebar corner; thence turn 99°47'21" right and run northerly a distance of 129.95 feet to a rebar corner; thence turn 85°45'25" left and run westerly a distance of 300.15 feet to a rebar corner on the easterly margin of Shelby County Highway No. 223; thence turn 80°08'48" right and run northerly along said margin of said Highway 223 a distance of 206.76 feet to a rebar corner; thence turn 85°57'44" right and run easterly a distance of 168.99 feet to a rebar corner; thence turn 21°05'19" right and run east-southeasterly a distance of 173.60 feet to the point of beginning.

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.

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 16TH day of March, 2023

The M.D.F. 2015 Family Trust U/D/T dated August 18, 2015

BY: Michelle D. Fillingame
Michelle D. Fillingame, Trustee

STATE OF Alabama

Shilton County ss:

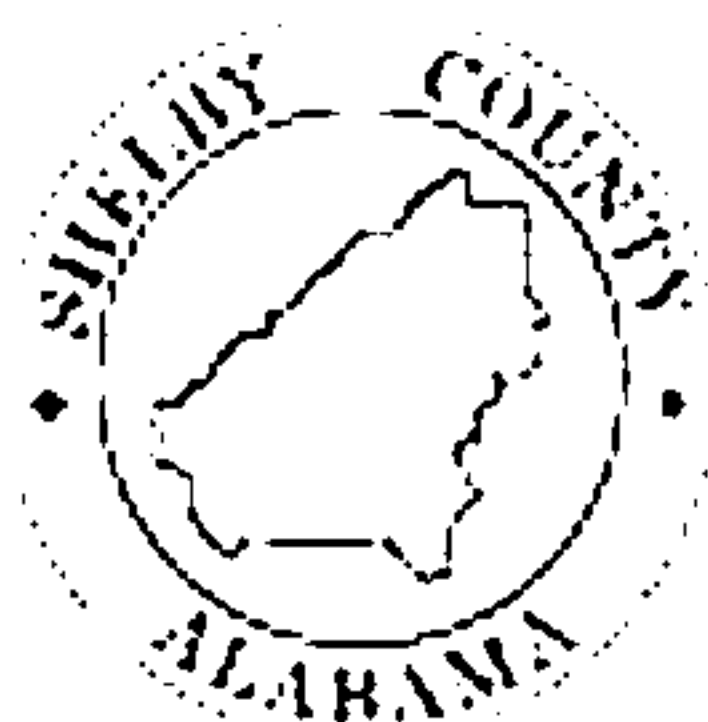
I, Robert N. West, a Notary Public in and for said county in said state, hereby certify that Michelle D. Fillingame Trustee of the M.D.F. 2015 Family Trust U/D/T dated August 18, 2015 name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, She as Trustee executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 16th day of March, 2023

My Commission Expires: 4/12/25

[Signature]
Notary Public

ROBERT N. WEST
Notary Public, Alabama State at Large
My Commission Expires April 12, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2023 02:14:58 PM
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Allen S. Bayl