

Send tax notice to:
Mitchell Daniel Bromley
176 Ashton Woods Drive
Chelsea, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025225

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighteen Thousand and 00/100 Dollars (\$318,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ashton T Fillingame, a married man** whose mailing address is: 660 Canyon Ridge Rd Sylacauga, AL 35151 (hereinafter referred to as "Grantors") by **Mitchell Daniel Bromley and Emilija Bromley** whose property address is: **176 Ashton Woods Drive, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Revised Plat of Ashton Woods, Phase Two, as recorded in Map Book 29, page 92, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions appearing of record in Instrument 2002/261 and Instrument 2001-50961, in the Probate Office of Shelby County, Alabama.
3. Covenants recorded in Instrument 2003013000056360 and Instrument 20020722000339300, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor nor that of his spouse.

\$318,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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

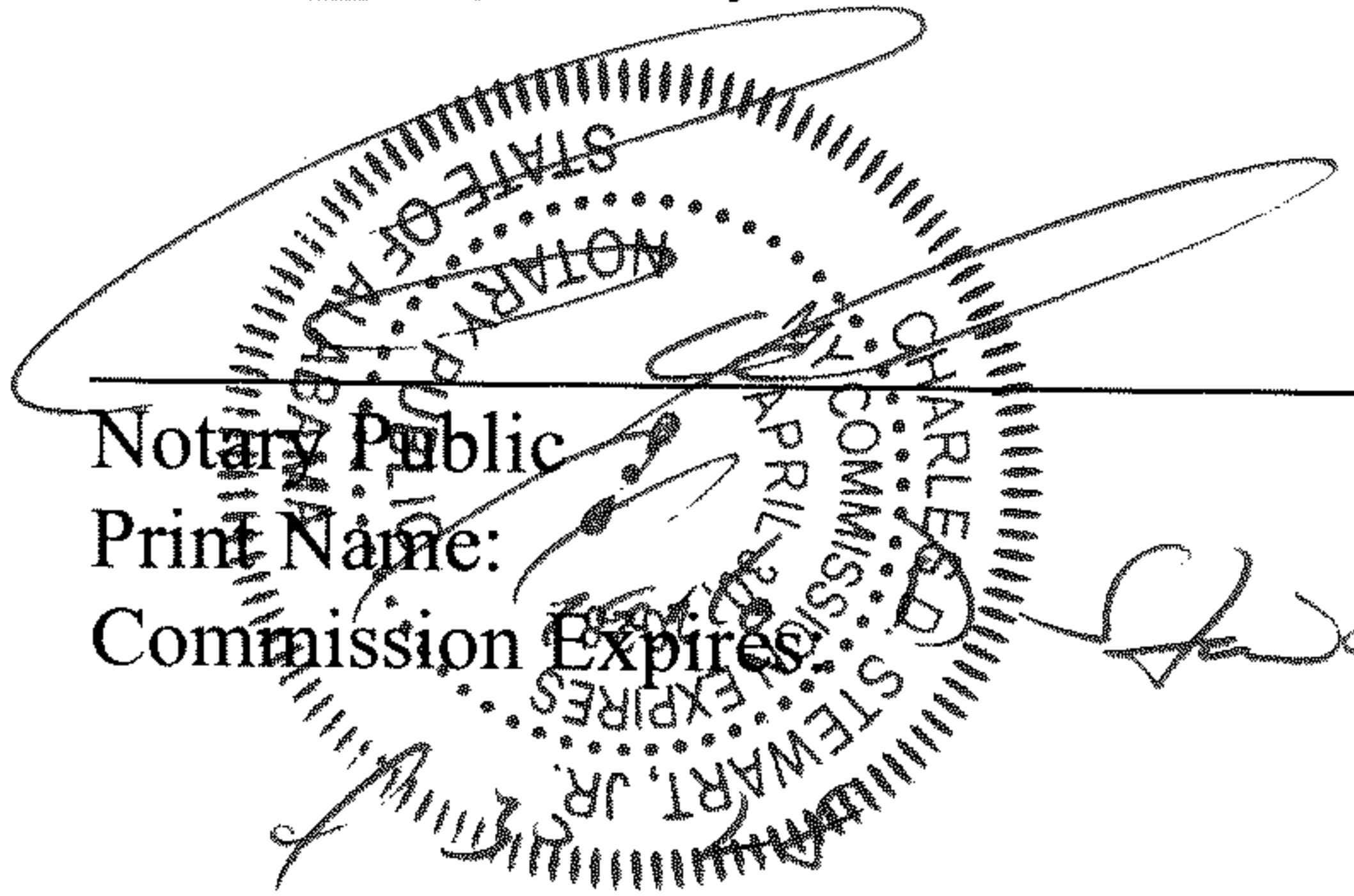
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16 day of July, 2025.

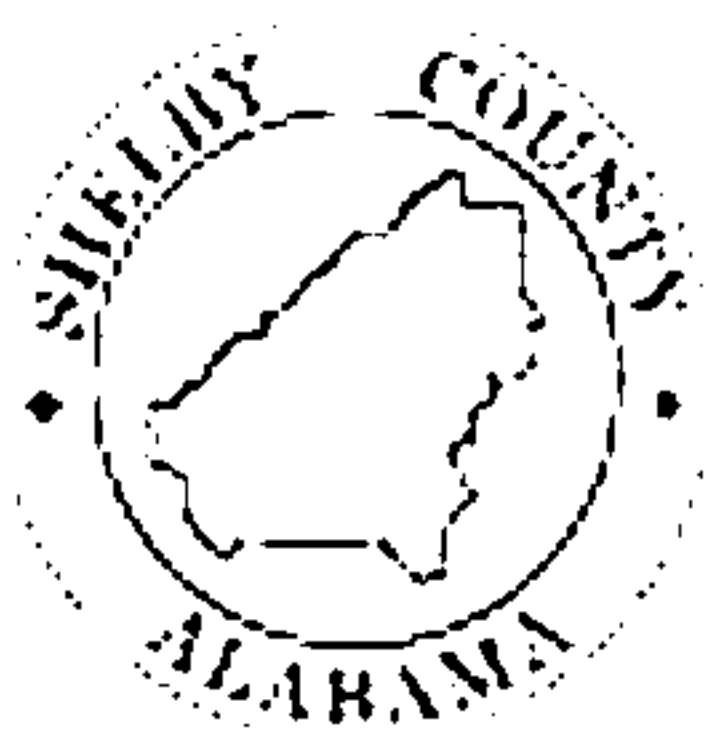

Ashton T Fillingame

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashton T Fillingame whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of July, 2025.


Notary Public
Print Name:
Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2025 02:44:40 PM
\$26.00 KELSEY
20250715000214400

