

**THIS INSTRUMENT PREPARED BY:**  
**J. Clay Maddox**  
**J. Clay Maddox, LLC**  
**ATTORNEYS AT LAW**  
**409 Lay Dam Road**  
**Clanton, AL 35045**

**WARRANTY DEED**

**SEND TAX NOTICES TO:**

10511 Hwy 17  
Alabaster, AL 35114

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (155,000.00) and other valuable considerations to the undersigned GRANTOR(S), **AUSTIN MISKELLEY and RACHELLE MISKELLEY husband and wife**, in hand paid by the GRANTEE(S), **XIOMARA SIMENTAL GARCIA**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

**Lot 13, according to the Map of First Addition to R.E. Whatley Subdivision of the Town of Maylene, Alabama, as recorded in Map Book 3, Page 120, in the Probate Office of Shelby County, Alabama.**

**Prior Deed Reference: 20250317000078950.**

**Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.**

**NOTE: \$150,350.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.**

**TO HAVE AND TO HOLD** to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

**AND THE GRANTOR(S)**, do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 18th day of August, 2025.

*[Handwritten Signature]*

AUSTIN MISKELLEY

*[Handwritten Signature]*

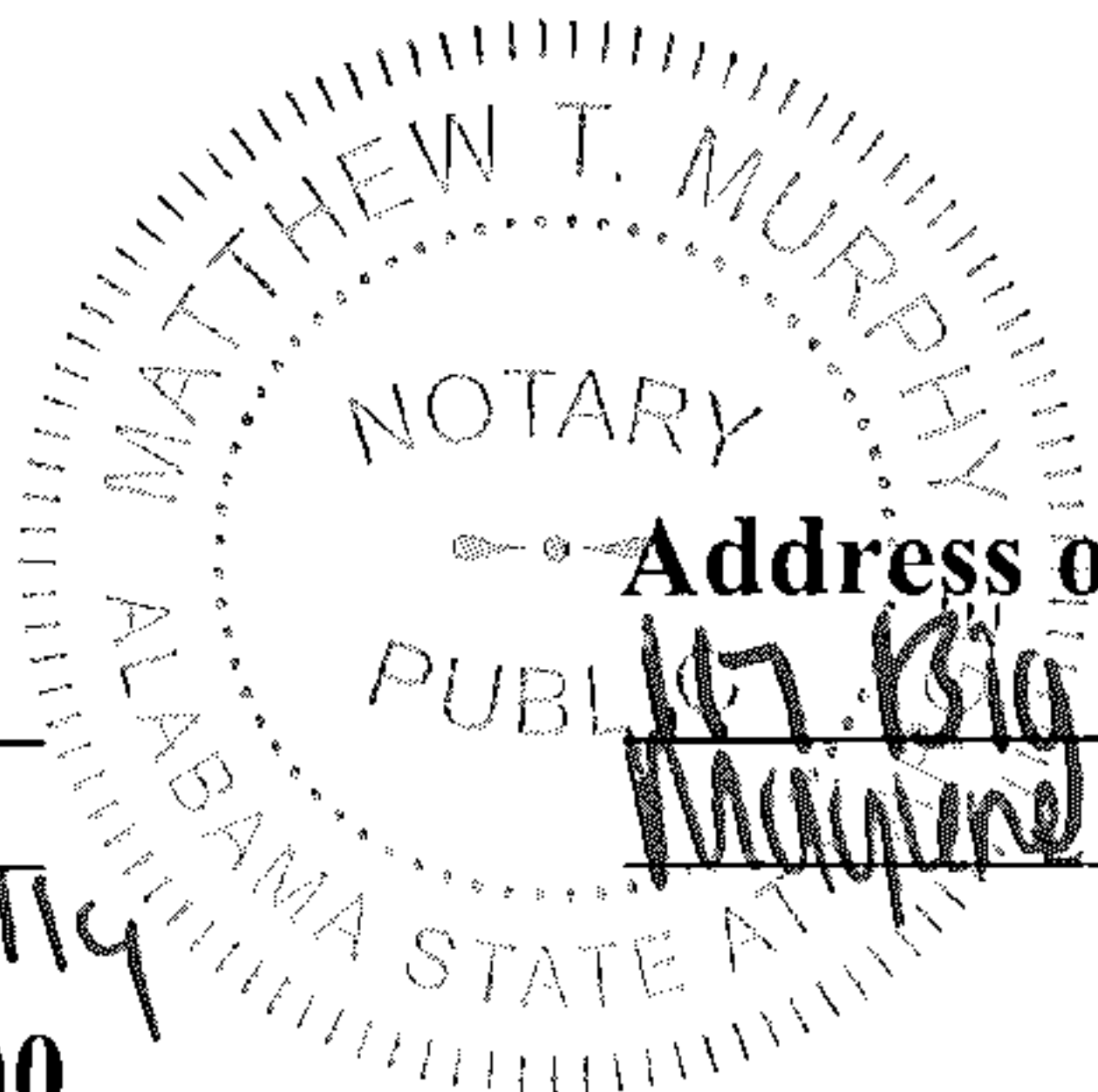
RACHELLE MISKELLEY

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **AUSTIN MISKELLEY and RACHELLE MISKELLEY** 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2025.

*[Handwritten Signature]*  
NOTARY PUBLIC  
My Commission Expires: 12/3/2025



Address of Grantee:

10511 Hwy 17  
Alabaster, AL 35114

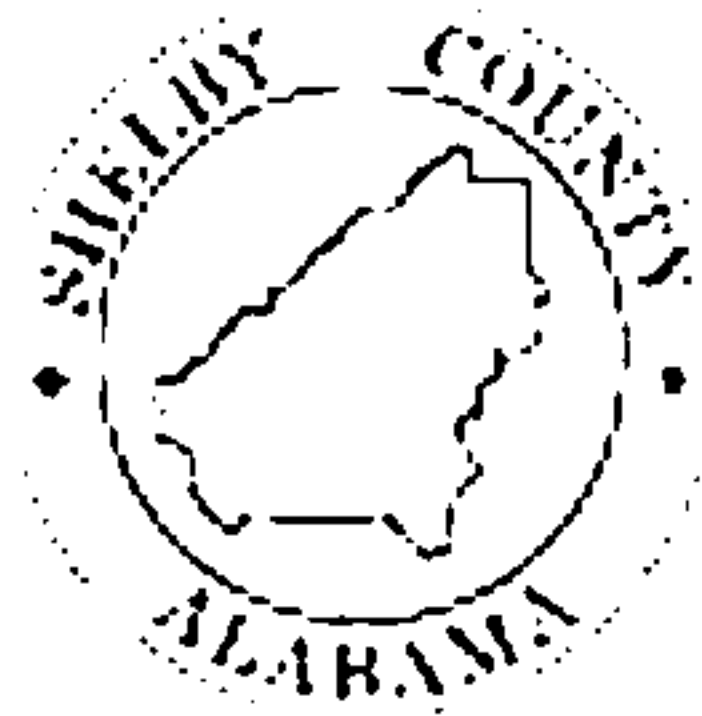
Address of Grantor:

107 Big Oak Dr  
Madison, AL 35114

Property Address:

10511 Highway 17,  
Alabaster, AL 35114

Real Value: \$155,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/27/2025 01:55:20 PM  
\$30.00 PAYGE  
20250827000263100

*[Handwritten Signature]*