

Send tax notice to:  
Lillo Family Trust  
869 Jasmine Hill Road  
Indian Springs, AL, 35124

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

STATE OF ALABAMA

2025387

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Million Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$2,725,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Craig A White and Brandi L White, Husband and Wife** whose mailing address is: 5600 Double Oak Ln Bham AL 35242 (hereinafter referred to as "Grantors") by **Phillip Mariano Lillo, Jr, and Kelley Quinlin Lillo as Trustees of the Lillo Family Trust dated August 29, 2022** whose property address is: **869 Jasmine Hill Road, Indian Springs, AL, 35124** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**See the attached Legal Description Exhibit "A"**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Easement – Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20080401000130370, in the Probate Office of Shelby County, Alabama.
3. Rights of others in to the use of the easement recorded in Instrument No. 1999-29512 and corrected Instrument No. 1999-35048.


**\$0.00 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 3<sup>rd</sup> day of December, 2025.

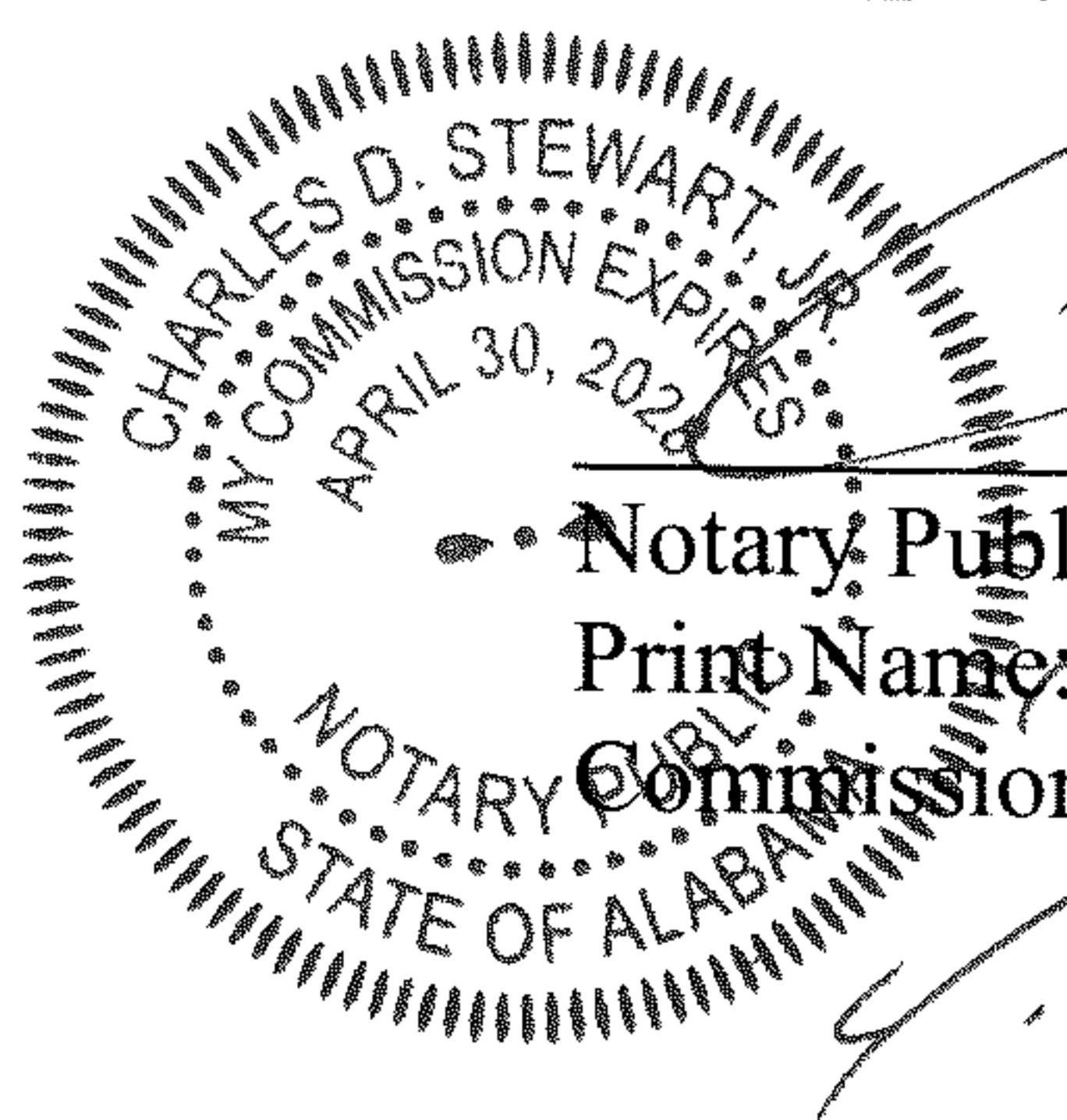
  
Craig A White

  
Brandi L White

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Craig A White and Brandi L White 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 3<sup>rd</sup> day of December, 2025.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4.30.28



**Exhibit A**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

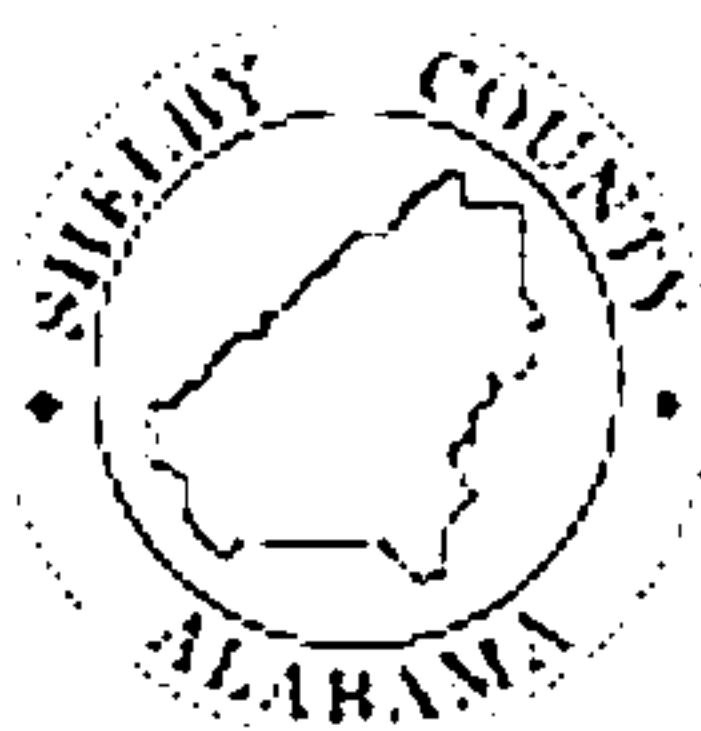
BEGIN AT A 3 INCH CAPPED PIPE MARKING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 388.52 FEET; THENCE TURN AN INTERIOR ANGLE OF 92 DEGREES 55 MINUTES 10 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 333.10 FEET; THENCE TURN AN INTERIOR ANGLE OF 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A WESTERLY DIRECTION 388.52 FEET TO THE WEST LINE OF SAID SECTION; THENCE TURN AN INTERIOR ANGLE OF 92 DEGREES 55 MINUTES 10 SECONDS AND RUN TO THE RIGHT IN A NORTHERLY DIRECTION 333.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, SAID EASEMENT BEING 60 FEET WIDE AND LYING 30 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28 AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 388.52 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 666.20 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 30.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION ALONG THE CENTERLINE OF JASMINE HILL ROAD (A PRIVATE ROAD) IN A SOUTHERLY DIRECTION 1460.88 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 10 MINUTES 10 SECONDS AND A RADIUS OF 1450.00 FEET IN A SOUTHERLY TO SOUTHEASTERLY DIRECTION AND ALONG SAID CENTERLINE 636.97 FEET; THENCE RUN TANGENT TO THE LAST CURVE IN A SOUTHEASTERLY DIRECTION ALONG SAID CENTERLINE 704.51 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 119 AND THE END OF THE HEREIN DESCRIBED CENTERLINE EASEMENT.

A CORRECTIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28 AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION, 388.52 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 283.10 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 60.08 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 77.37 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 20.03 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 305.73 FEET; THENCE DEFLECT 92 DEGREES 55 MINUTES 10 SECONDS AND RUN TO THE RIGHT IN A WESTERLY DIRECTION 80.11 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A NORTHERLY DIRECTION 383.10 FEET TO THE POINT OF BEGINNING. AS RECORDED IN INSTRUMENT #1999-35048, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A CORRECTIVE UTILITY EASEMENT DESCRIBED AS FOLLOWS: A 20 FOOT EASEMENT LYING 10 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF SECTION 28 AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 388.52 FEET; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION 434.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE EASEMENT; THENCE DEFLECT 87 DEGREES 04 MINUTES 50 SECONDS AND RUN TO THE LEFT IN AN EASTERLY DIRECTION 446.69 FEET TO THE WEST LINE OF LOT 13 ACCORDING TO THE SURVEY OF INDIAN HIGHLANDS ESTATES AS RECORDED IN MAP BOOK 13, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE END OF THE HEREIN DESCRIBED CENTERLINE EASEMENT. AS RECORDED IN INSTRUMENT #1999-35049, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A UTILITY EASEMENT DESCRIBED AS FOLLOWS: A 20 FOOT EASEMENT WHICH LIES WITHIN LOT 13 OF INDIAN HIGHLAND ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 87 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 840.21 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 22 SECONDS WEST A DISTANCE OF 88.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 356.46 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 253.89 FEET; THENCE NORTH 10 DEGREES 47 MINUTES 13 SECONDS WEST, A DISTANCE OF 105.27 FEET TO THE POINT OF BEGINNING. AS RECORDED IN INSTRUMENT #20060530000254540, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/04/2025 11:07:10 AM  
 \$2753.00 BRITTANI  
 20251204000371420

*Allen S. Bayl*