

**This Instrument Prepared by:**

**Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO, ATB030134**

**SEND TAX NOTICE TO:**

**Itzel Toral  
2013 Hidden Forest Lane  
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 Five Thousand Dollars and 00/100 Dollars (\$265,000.00)** 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, **Ashland M. Davis n/k/a Ashland Davis Russell and Jeffrey C. Russell, a married couple** whose mailing address is: 562 Woodbridge Trace, Chelsea, Al 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Itzel Toral** whose mailing address 2013 Hidden Forest Lane, Montevallo, Al 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 2013 Hidden Forest Lane, Montevallo, Al 35115 to wit:

Lot 83, according to the Survey of Hidden Forest, as recorded in Map Book 35 Page 117, in the Probate Office of 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.

\$260,200.00 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 1 day of April, 2026.

Ashland Davis Russell  
Ashland Davis Russell f/k/a Ashland M. Davis

Jeffrey C. Russell  
Jeffrey C. Russell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

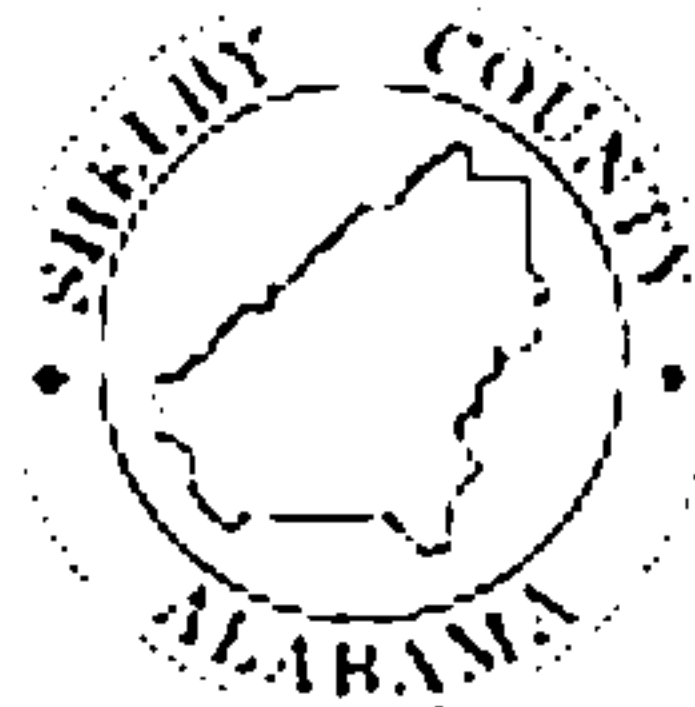
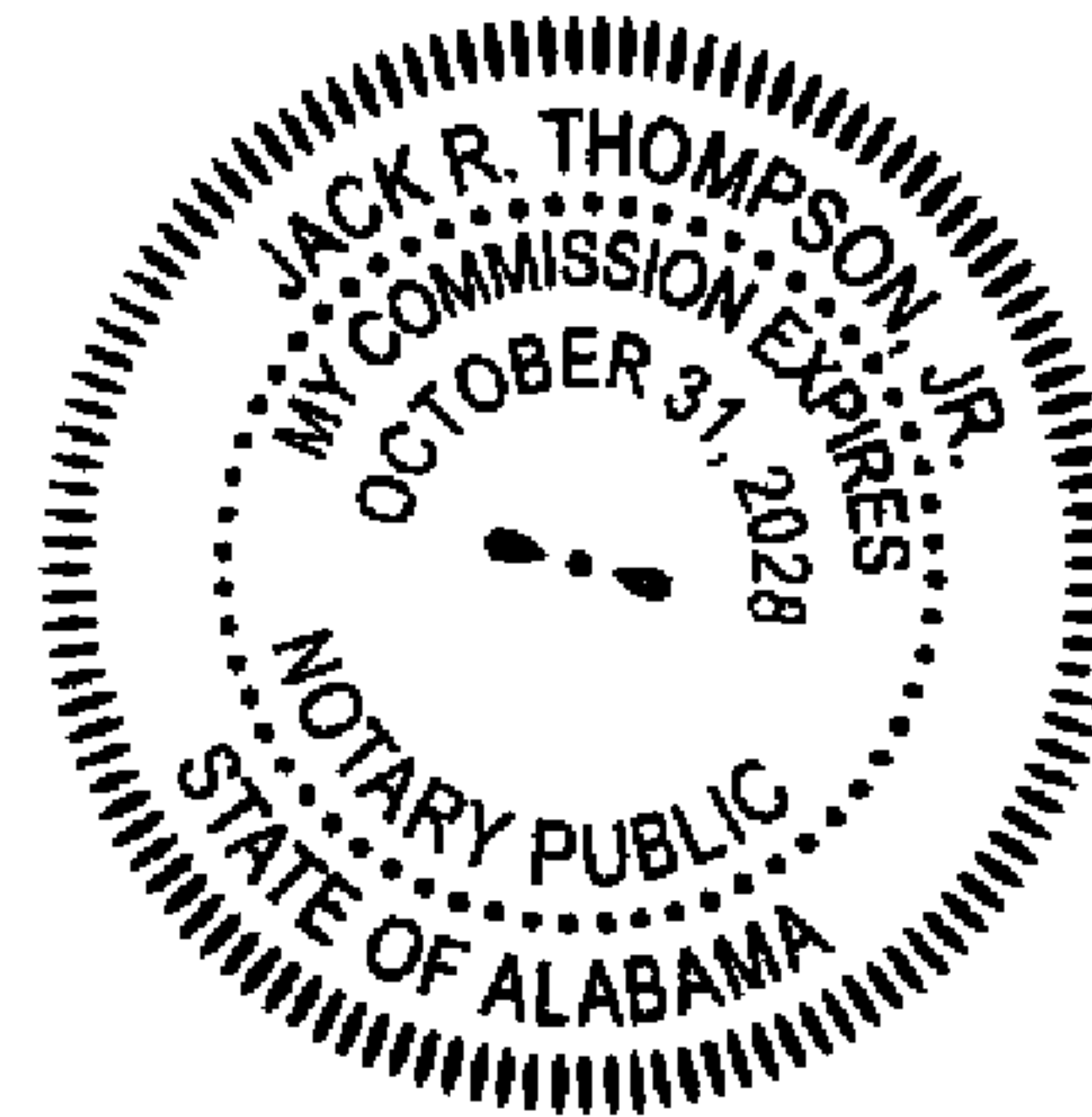
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Ashland Davis Russell f/k/a Ashland M. Davis and Jeffrey C. Russell** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 1<sup>ST</sup> day of April, 2026.

My Commission Expires: 10/31/2028

Jack R. Thompson Jr.  
Notary Public

(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/02/2026 01:14:28 PM  
\$30.00 PAYGE  
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Allie S. Bayl