

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Steven Blagovich

17956 Hwy. 55
Sterrett, AL 35147

Warranty Deed

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$118,000.00, 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 whereof is acknowledged, I or we Stacey Oliver Childers a married person, This does not constitute the homestead property the grantor or her spouse, whose mailing address is

942 Newsome Rd Wilsonville, AL 35186 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stephen Blagovich, whose mailing address is 17956 Hwy. 55 Sterrett, AL 35147 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 17956 Highway 55, Sterrett, AL 35147; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

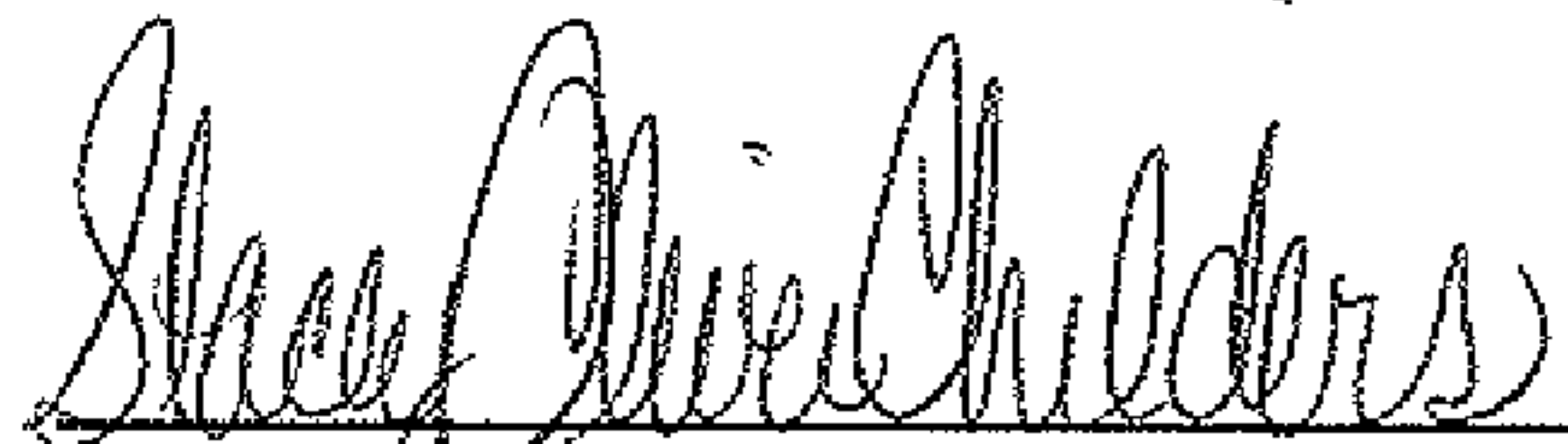
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted 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 persons.

Note; \$120,408.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Stacey Oliver Childers a married person, This does not constitute the homestead property the grantor or her spouse has/have hereunto set his/her/their hand(s) and seal(s) , this 28th day of April, 2014.




Stacey Oliver Childers

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Stacey Oliver Childers, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of April, 2014.



Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Part of the NW 1/4 of the SE 1/4 of Section 19, Township 18, Range 2 East, that part that lies West of the Pumpkin Swamp dirt road, also that part of the NE 1/4 of the SW 1/4 of Section 19, Township 18, Range 2 East more particularly described as follows:

Begin at an iron pin at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence run West along the South line of said 1/4 1/4 Section a distance of 134.85 feet to an iron pin in the center of a creek; thence turn a left interior angle of 119 Degrees 44 Minutes 43 Seconds and run Northwesterly along said creek a distance of 117.96 feet to an iron pipe; thence turn a left interior angle of 138 Degrees 59 Minutes 37 Seconds and run Northerly along said creek a distance of 219.35 feet to an aluminum pipe; thence turn a left interior angle of 184 Degrees 25 Minutes 08 Seconds and run Northerly along said creek a distance of 134.53 feet to an aluminum pipe; thence turn a left interior angle of 190 Degrees 48 Minutes 29 Seconds and run Northerly a distance of 162.90 feet to an aluminum pipe; thence turn a left interior angle of 203 Degrees 48 Minutes 02 Seconds and run Northerly along said creek a distance of 71.29 feet, to an aluminum pipe; thence turn a left interior angle of 197 Degrees 52 Minutes 16 Seconds and run Northwesterly along said creek a distance of 85.43 feet, to an aluminum pipe; thence turn a left interior angle of 147 Degrees 23 Minutes 59 Seconds and run Northwesterly along said creek a distance of 60.40 feet to an iron pin; thence turn a left interior angle of 186 Degrees 33 Minutes 34 Seconds and run Northwesterly along said creek a distance of 53.81 feet to an iron pipe on the R. Moody line; thence turn a left interior angle of 103 Degrees 22 Minutes 58 Seconds and run Northwesterly along said R. Moody line a distance of 62.11 feet to an axle; thence turn a left interior angle of 266 Degrees 08 Minutes 11 Seconds and run Northwesterly a distance of 473.67 feet to an iron pipe on the Southerly right of way line of Shelby County Highway No. 55; thence turn a left interior angle of 62 Degrees 10 Minutes 52 Seconds and run Easterly along said right of way line a distance of 345.27 feet to an iron pin; thence turn a left interior angle of 93 Degrees 04 Minutes 17 Seconds and run Southerly a distance of 420.00 feet to an iron pin; thence turn a left interior angle of 225 Degrees 00 Minutes 00 Seconds and run Southeasterly a distance of 170.00 feet to an iron pin; thence turn a left interior angle of 135 Degrees 00 Minutes 00 Seconds and run Southerly a distance of 165.00 feet to an iron pin; thence turn a left interior angle of 135 Degrees 00 Minutes 00 Seconds and run Southwesterly a distance of 170.00 feet to an iron pin; thence turn a left interior angle of 225 Degrees 00 Minutes 00 Seconds and run Southerly a distance of 481.65 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/21/2014 10:06:18 AM
\$18.00 KELLY
20140521000152760

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