

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Edward Gordon
616 Zinfandel St.
Los Banos, CA 93635

20180409000118090

STATE OF ALABAMA) 04/09/2018 02:18:24 PM
COUNTY OF SHELBY) DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Beau P Wilson and wife, Bonnie N Wilson

(herein referred to as Grantors) do grant, bargain, sell and convey unto

Edward Gordon

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land on Elizabeth Drive adjacent to and east of Lot 2, Royal Oaks Second Sector, as recorded in Map Book 7, Page 77 in the Office of the Judge of Probate of Shelby County, Alabama, said parcel being described by metes and bounds as follows:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4 Section 2 Township 20 South Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said Section 2 a distance of 375.90 feet to the point of beginning of the property being described; thence continue along last described course a distance of 98.00 feet to the Northeast corner of said Lot 2 of Royal Oaks, Second Sector, thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run Southerly a distance of 59.27 feet to a point; thence turn a deflection angle of 1 degree 08 minutes 12 seconds left and continue a distance of 90.75 feet to a point on the North margin of Elizabeth Drive; thence turn a deflection angle of 88 degrees 51 minutes 48 seconds left and run Easterly along said margin of said street a distance of 75.00 feet to a point; thence turn a deflection angle of 74 degrees 58 minutes 06 seconds left and run a distance of 49.52 feet to a point; thence turn a deflection angle of 10 degrees 21 minutes 21 seconds left run Northerly a distance of 102.52 feet to the point of beginning; being situated in Shelby County, Alabama.

\$120,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this April 5, 2018.

Beau P Wilson

Bonnie N Wilson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



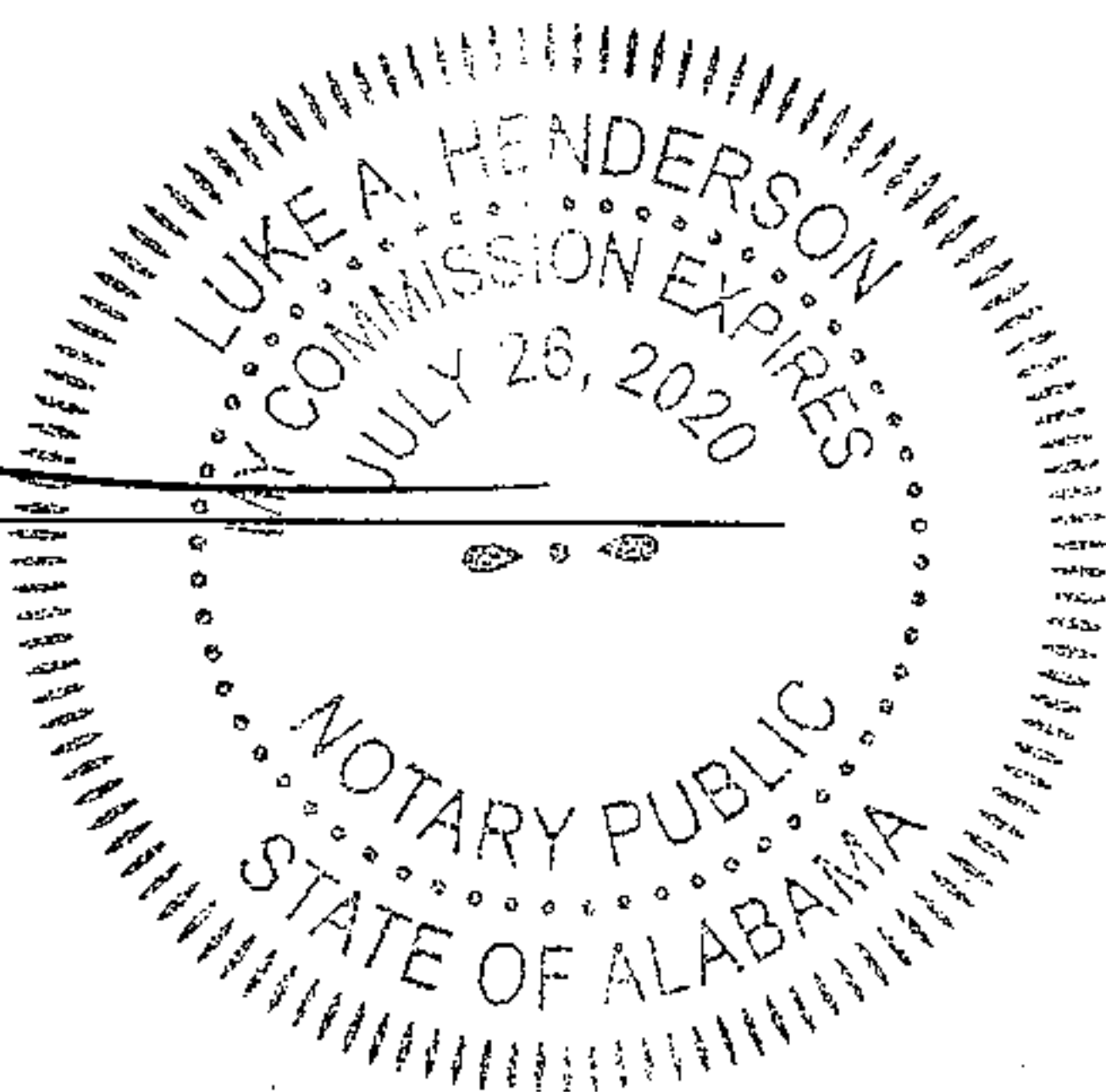
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/09/2018 02:18:24 PM
\$16.00 CHERRY
20180409000118090

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Beau P Wilson and wife, Bonnie N Wilson whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this April 5, 2018.

My Commission Expires:
07/26/2020

Notary Public



Grantor's Address:
323 Stone Brook Circle, Hoover, AL 35226

Property Address: 2523 Elizabeth Drive, Pelham, AL 35124