

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

Send Tax Notice To:
GES Enterprises, Inc.
East Oakwood Drive
Alabaster, AL 35007

20180913000328790
09/13/2018 08:50:42 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$194,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Carolyn Shields and Nick Sheilds, a married couple (the "Grantor", whether one or more), whose mailing address is 1683 Massey Rd, Alabaster, AL 35007, do hereby grant, bargain, sell, and convey unto GES Enterprises, Inc. (the "Grantee", whether one or more), whose mailing address is East Oakwood Drive, Alabaster, AL 35007, the following-described real estate situated in Shelby County, Alabama, the address of which is East Oakwood Drive, Alabaster, AL 35007; to-wit:

SEE ATTACHED EXHIBIT "A"


- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.


TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

Note: \$145,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Carolyn Shields and Nick Sheilds, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 11th day of September, 2018.



Carolyn Shields


Nick Sheilds

State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Carolyn Shields and Nick Sheilds, a married couple , 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 11th of September, 2018.



Notary Public

Commission Expires: 10/31/2020

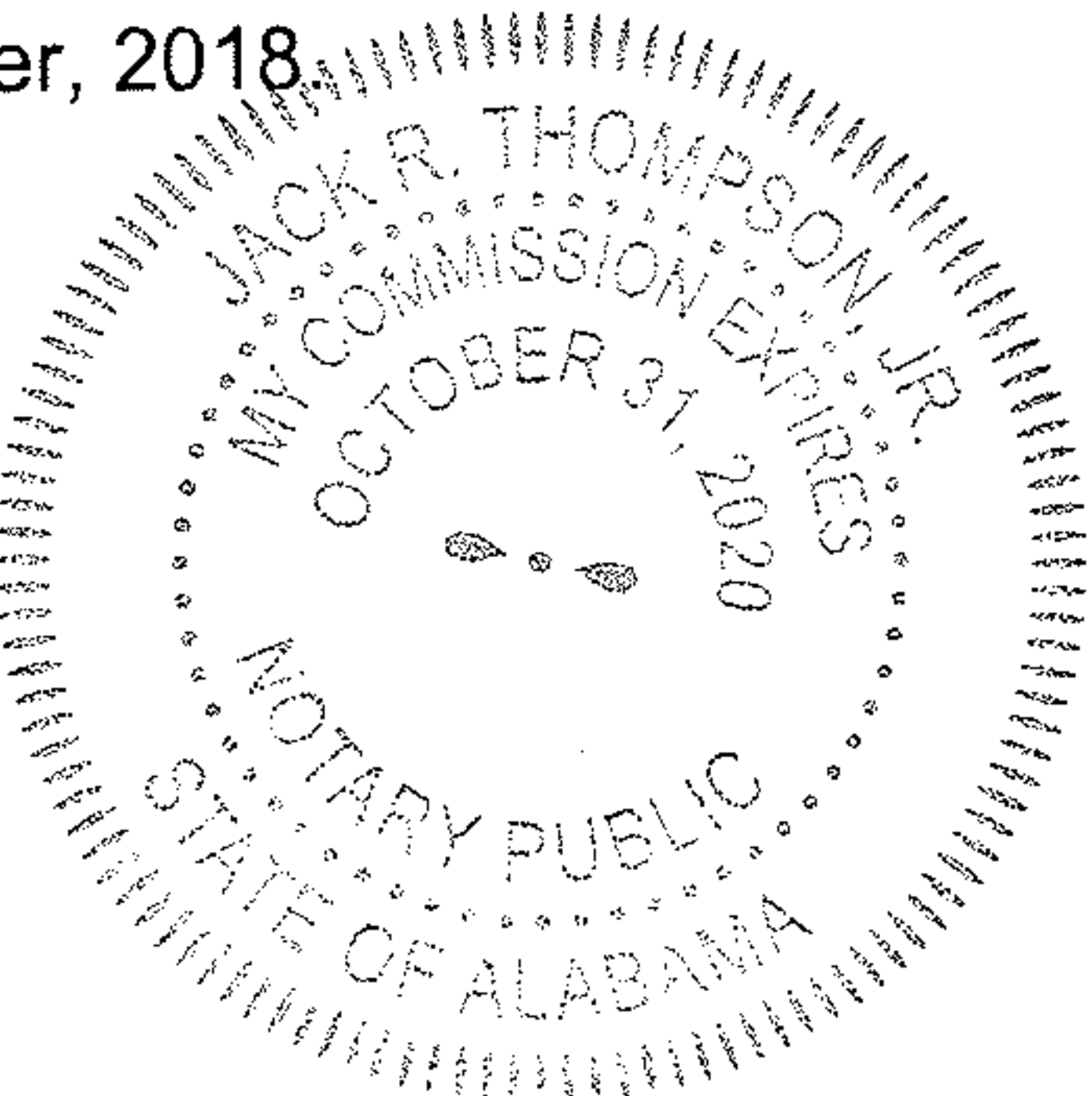


EXHIBIT "A"
Legal Description

A parcel of land situated in East 1/2 of the SW 1/4 of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the East 1/2 of the SW 1/4 of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run N00°00'00"W along the East line of said 1/2 for a distance of 813.30 feet to the Point of Beginning; thence leaving said East line, run S66°26'57"W for a distance of 356.65 feet; thence run S76°39'50"W for a distance of 290.40 feet; thence run N87°09'51"W for a distance of 254.06 feet, more or less, to the centerline of Oakwoods Drive (a prescriptive right of way); thence run N02°04'53"E along said centerline for a distance of 152.20 feet; thence run N05°53'31"E along said centerline for a distance of 598.68 feet; thence run N17°07'23"E along said centerline for a distance of 99.76 feet; thence run N35°02'14"E along said centerline for a distance of 25.97 feet; thence leaving said centerline run S81°23'37"E for a distance of 760.56 feet more or less, to the aforementioned East line of said East 1/2; thence run S00°00'00"E along said East line for a distance of 553.48 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2018 08:50:42 AM
\$66.50 CHERRY
20180913000328790

Allen S. Bayl