

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:
Marsha Mayfield Gurak
173 Tanglewood Drive
Alabaster, AL 35007

20181204000424130
12/04/2018 02:25:13 PM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$259,900.00, 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, Ronald J. Cieslukowski and Janet C. Cieslukowski, a married couple (the "Grantor", whether one or more), whose mailing address is 523 Sherrie Lane, Deatsville, AL 36022, do hereby grant, bargain, sell, and convey unto Marsha Mayfield Gurak (the "Grantee", whether one or more), whose mailing address is 173 Tanglewood Drive, Alabaster, AL 35007, the following-described real estate situated in Shelby County, Alabama, the address of which is 173 Tanglewood 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: \$246,905.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Ronald J. Cieslukowski and Janet C. Cieslukowski, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of November, 2018.


Ronald J. Cieslukowski


Janet C. Cieslukowski

State of Alabama

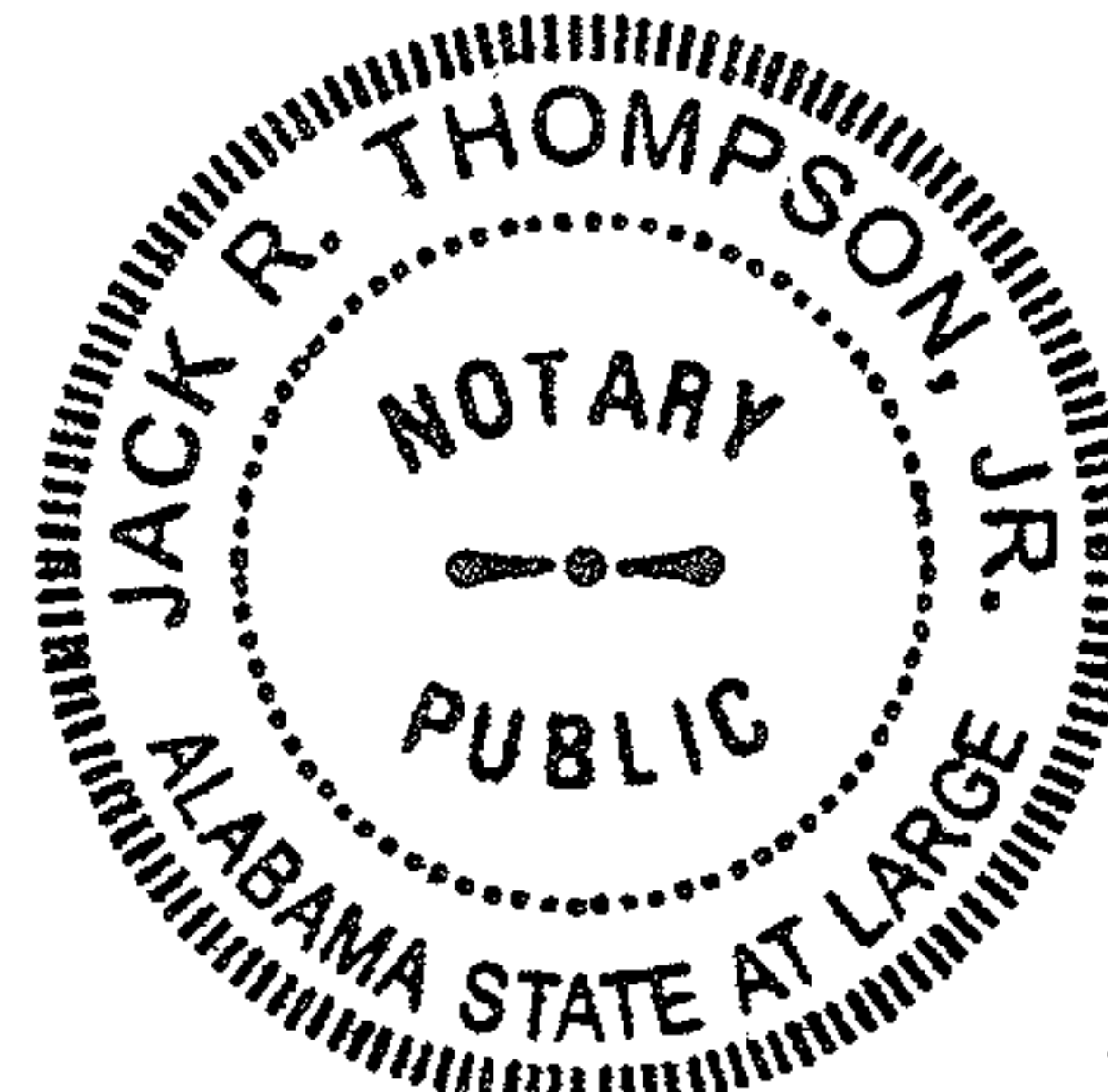
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Ronald J. Cieslukowski and Janet C. Cieslukowski, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 30th of November, 2018.


Notary Public

Commission Expires: 10/31/2020



J18-6054

EXHIBIT "A"
Legal Description

Lot 22, according to the Plat of Tanglewood by the Creek, as recorded in Map Book 35, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

20181204000424130 12/04/2018 02:25:13 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2018 02:25:13 PM
\$31.00 CHERRY
20181204000424130

Allen S. Beyle