

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB 1024

SEND TAX NOTICE TO:

Jessica Balsizer
231 Oakwood Dr.
Alabaster, AL 35007

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

20190312000079580

COUNTY OF SHELBY

03/12/2019 12:00:25 PM

DEEDS 1/2

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Seven Hundred Twenty-five Thousand and 00/100 Dollars (\$725,000.00)** 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, **Jeffrey N. Schatz and Laura Womack Norton** a married couple whose mailing address is: 110 Brentwood Lane Alabaster AL 35007; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jessica Balsizer**, whose mailing address 300 Norwick Lane, Alabaster, AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 231 Oakwood Dr., Alabaster, AL 35007 to wit:

SEE ATTACHED EXHIBIT "A"

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.

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 11th day of March, 2019.

Jeffrey N. Schatz
Jeffrey N. Schatz
Laura Womack Norton
Laura Womack Norton

STATE OF ALABAMA

JEFFERSON County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jeffrey N. Schatz and Laura Womack Norton** 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 11th day of March, 2019

My Commission Expires: 10/31/2020
[Signature]
Notary Public

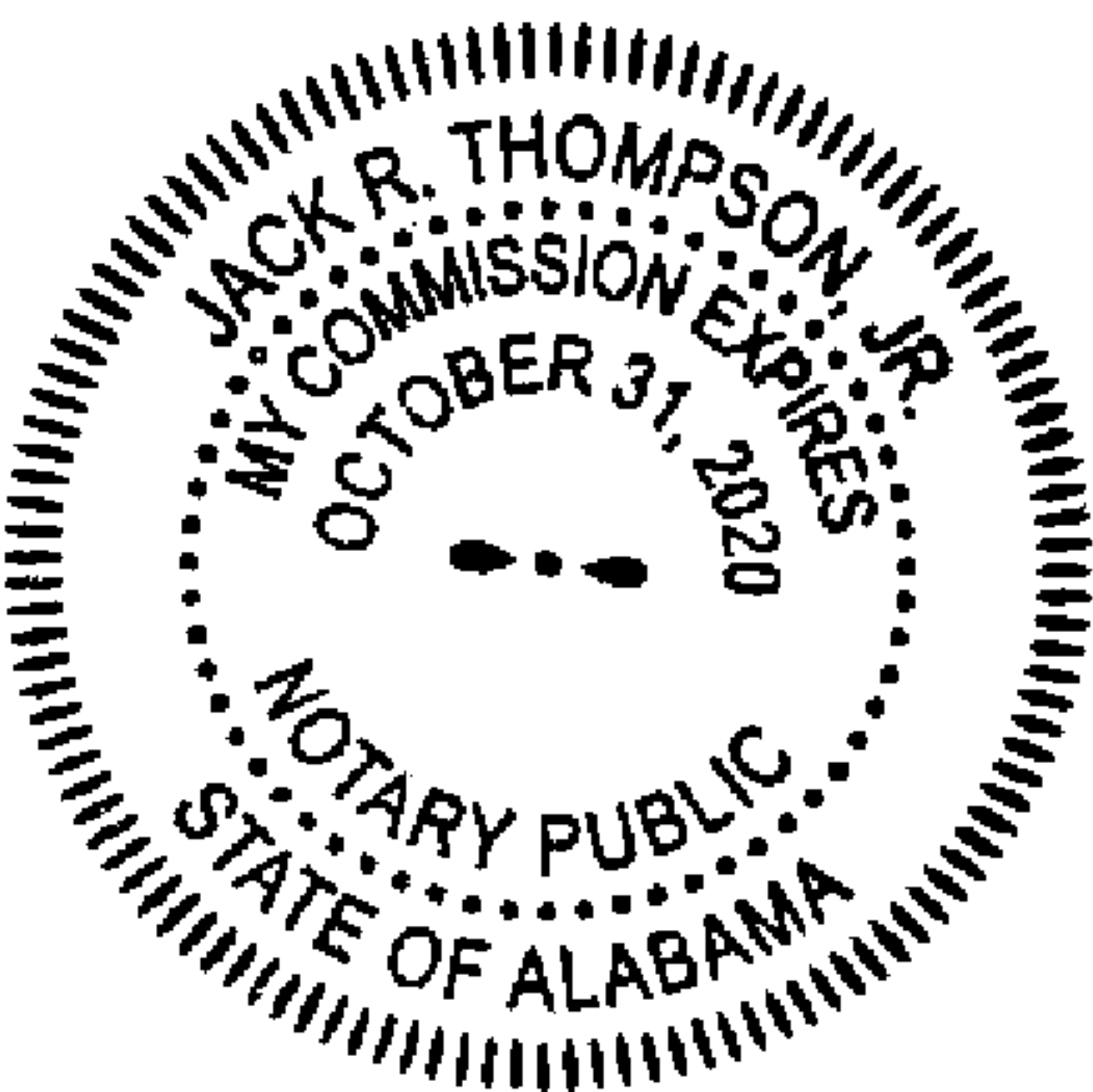


EXHIBIT A

A parcel of land situated in the East ½ of the Southwest ¼ of Section 5, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows: Commence at the Southeast corner of the East ½ of the Southwest ¼ of Section 5, Township 21 south, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run North 00 degrees 00 minutes 00 seconds West along the East line of East ½ of the said Southwest ¼ for a distance of 1,981.96 feet to the North line of the South ½ of the Northeast ¼ of the Southwest ¼ of Section 5; thence leaving said East line run North 87 degrees 02 minutes 17 seconds West for a distance of 750.00 feet more or less to the centerline of Oakwoods Drive (a prescriptive right of way) and to the point of beginning; thence leaving said North line run South 24 degrees 47 minutes 23 seconds East along said centerline for a distance of 239.22 feet; thence run South 00 degrees 36 minutes 23 seconds West along said centerline for a distance 128.00 feet; thence run South 27 degrees 36 minutes 23 seconds West along said centerline for a distance of 220.00 feet; thence run South 35 degrees 02 minutes 14 seconds West along said centerline for a distance of 25.87 feet; thence run South 17 degrees 07 minutes 23 seconds West along said centerline for a distance of 99.76 feet; thence run South 05 degrees 53 minutes 31 seconds West along said centerline for a distance of 595.10 feet; thence leaving said centerline run North 86 degrees 56 minutes 35 seconds West for a distance of 452.66 feet to the West line of the aforementioned East ½; thence run North 00 degrees 13 minutes 54 seconds West along said West line for a distance of 1,253.81 feet to the aforementioned North line; thence leaving said West line run South 87 degrees 02 minutes 17 seconds East along said North line for a distance of 566.21 feet more or less to the aforementioned centerline of Oakwoods Drive and to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2019 12:00:25 PM
\$743.00 CHERRY
20190312000079580

Allie S. Bevil