

**This Instrument Prepared by:**

**SEND TAX NOTICE TO:**

**Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB1054**

**Jose Olsen Rivera Dominguez  
159 County Rd 455  
Verbena, AL 36091**

[Space Above This Line for Recording Data]

## **WARRANTY DEED**

**STATE OF ALABAMA**

**20190409000114720**

**COUNTY OF SHELBY**

**04/09/2019 10:33:56 AM**

**DEEDS 1/2**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **One Hundred Twenty-five Thousand and 00/100 Dollars (\$125,000.00)** 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, **GES Enterprises, Inc., an Alabama Corporation** whose mailing address is: **P.O. Box 2190, Alabaster, AL 35007**; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jose Olsen Rivera Dominguez**, whose mailing address **159 County Rd 455, Verbena, AL 36091** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **NOT ASSIGNED** to wit:

Lot 3, according to the Final Plat and Survey of Oak Valley Estates, as recorded in Map Book 50, Page 92 in the Probate Office of Shelby County, Alabama.

BEING PREVIOUSLY DESCRIBED AS A PORTION OF THAT CERTAIN METES AND BOUNDS DESCRIPTION FROM DEED FILED AS INSTRUMENT NO. 20180913000328790 OF PROPERTY LYING IN THE SW QUARTER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 2 WEST.

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. Grantor does, for itself and for its successors and assigns, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that it will, and its successors and/or Assigns 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 5<sup>th</sup> day of April, 2019.

GES ENTERPRISES, INC.

BY: William Guy Krebs, IV  
WILLIAM GUY KREBS, IV  
Its, Pres./Sec/Treas. and Sole Shareholder

STATE OF ALABAMA

SHELBY County ss:

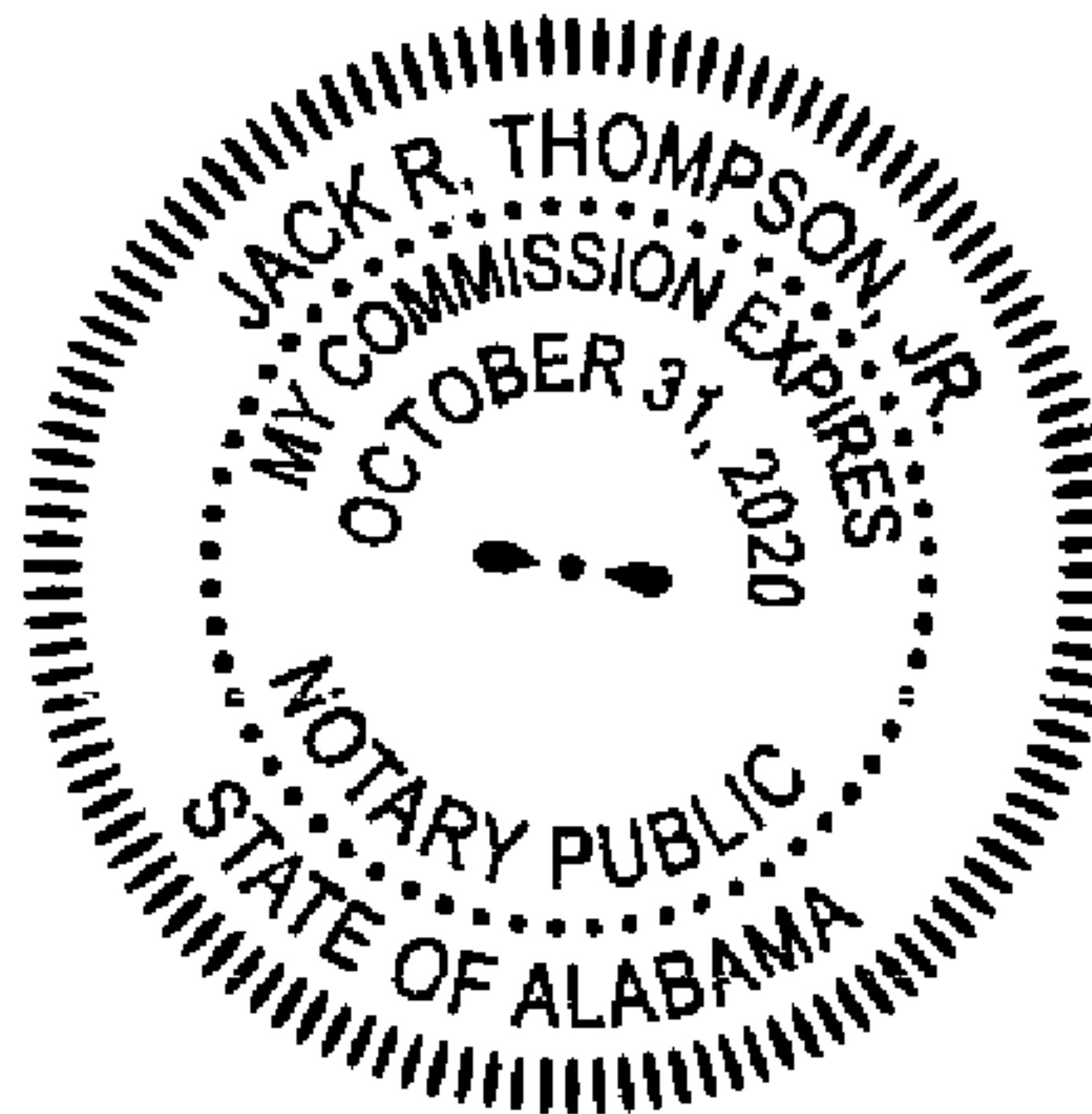
I, Jack R. Thompson Jr. a Notary Public in and for said county in said state, hereby certify that **WILLIAM GUY KREBS, IV**, whose name AS PRES/SEC/TREAS. is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as PRES/SEC/TREA. And Sole Shareholder executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 5<sup>th</sup> day of April, 2019

My Commission Expires: 10/31/2020

Jack R. Thompson Jr.  
Notary Public

(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/09/2019 10:33:56 AM  
\$143.00 CHERRY  
20190409000114720

Allie S. Bayl