

Send tax notice to:
RICHARD CONSUL
1042 N. MAGNOLIA CIRCLE
EUSTIS, FL 32726

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019307T

20190522000175450

SHELBY COUNTY

05/22/2019 11:32:08 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Sixty-Four Thousand and 00/100 Dollars (\$64,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHAW PROPERTIES, INC.** whose mailing address is: 701 ST. ANDREWS LANE, HOOVER, AL 35244 (hereinafter referred to as "Grantor") by **RICHARD CONSUL and SARAH JACKSON** whose mailing address is: 1042 N. MAGNOLIA CIRCLE, EUSTIS, FL 32726 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West; thence run East along the North line of said 1/4 1/4 Section a distance of 300.00 feet to the point of beginning;; thence turn an angle of 88 deg. 58 min. to the right and run a distance of 888.21 feet to the North right of way line of a county public road; thence turn an angle of 111 deg, 14 min. to the left and run along said right of way line a distance of 83.60 feet to the P.C. of a right of way curve; thence continue along said right of way (whose Delta angle is 33 deg, 00 min, to the left, radius is 245.52 feet, tangent distance is 72.72 feet, length of arc is 141.40 feet) to the P.T. of said right of way curve; thence continue in the same direction along said right of way line a distance of 82.23 feet to the P.C. of a right of way curve; thence continue along said right of way curve (whose delta angle is 21 deg 23 min. 02 sec. to the right, radius is 535.88 feet, tangent distance of 101.17 feet, length of arc is 200.00 feet) to the P.T. of said right of way curve and run a distance of 562.03 feet to the North line of said 1/4 1/4 Section; thence turn an angle of 88 deg, 58 min. to the left and run West along the North line of said 1/4 1/4 Section a distance of 380.47 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT: Lot 3, according to the map and survey of Shaw Subdivision, as recorded in Map Book 49, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

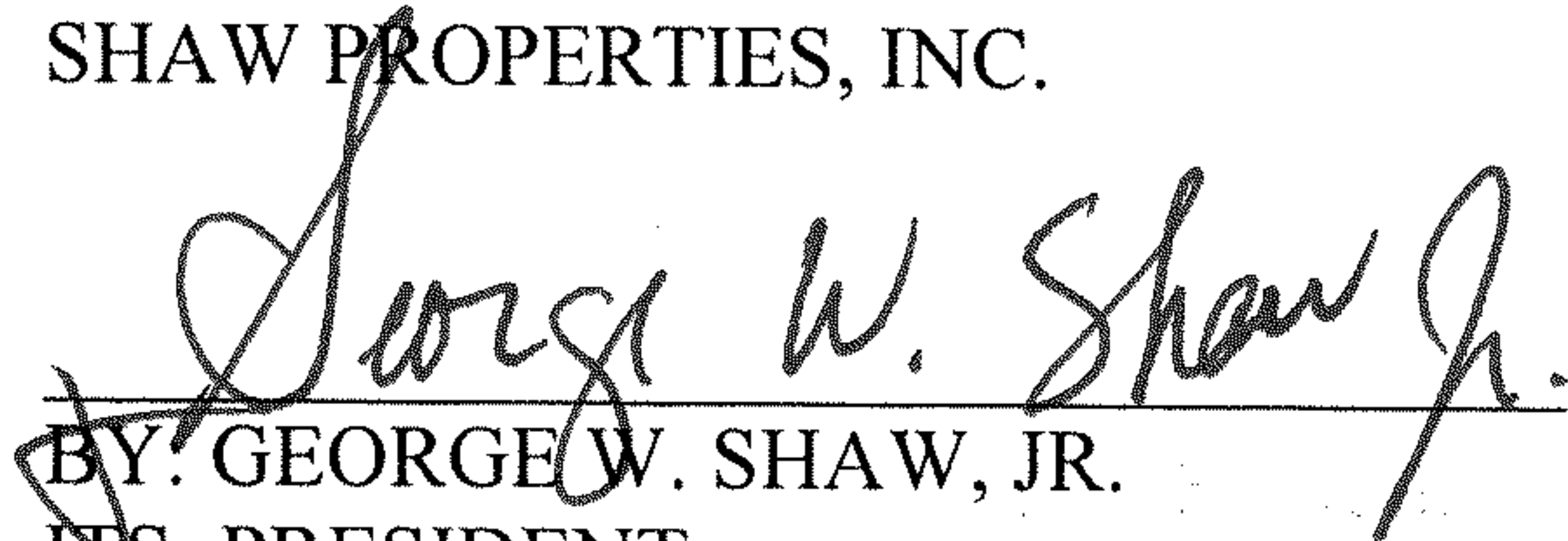
SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Corporate document recorded in Book 29, Page 825.
5. Municipal document recorded in Instrument #20061108000549230.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SHAW PROPERTIES, INC., by GEORGE W. SHAW, JR., its PRESIDENT, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 20th day of May, 2019.

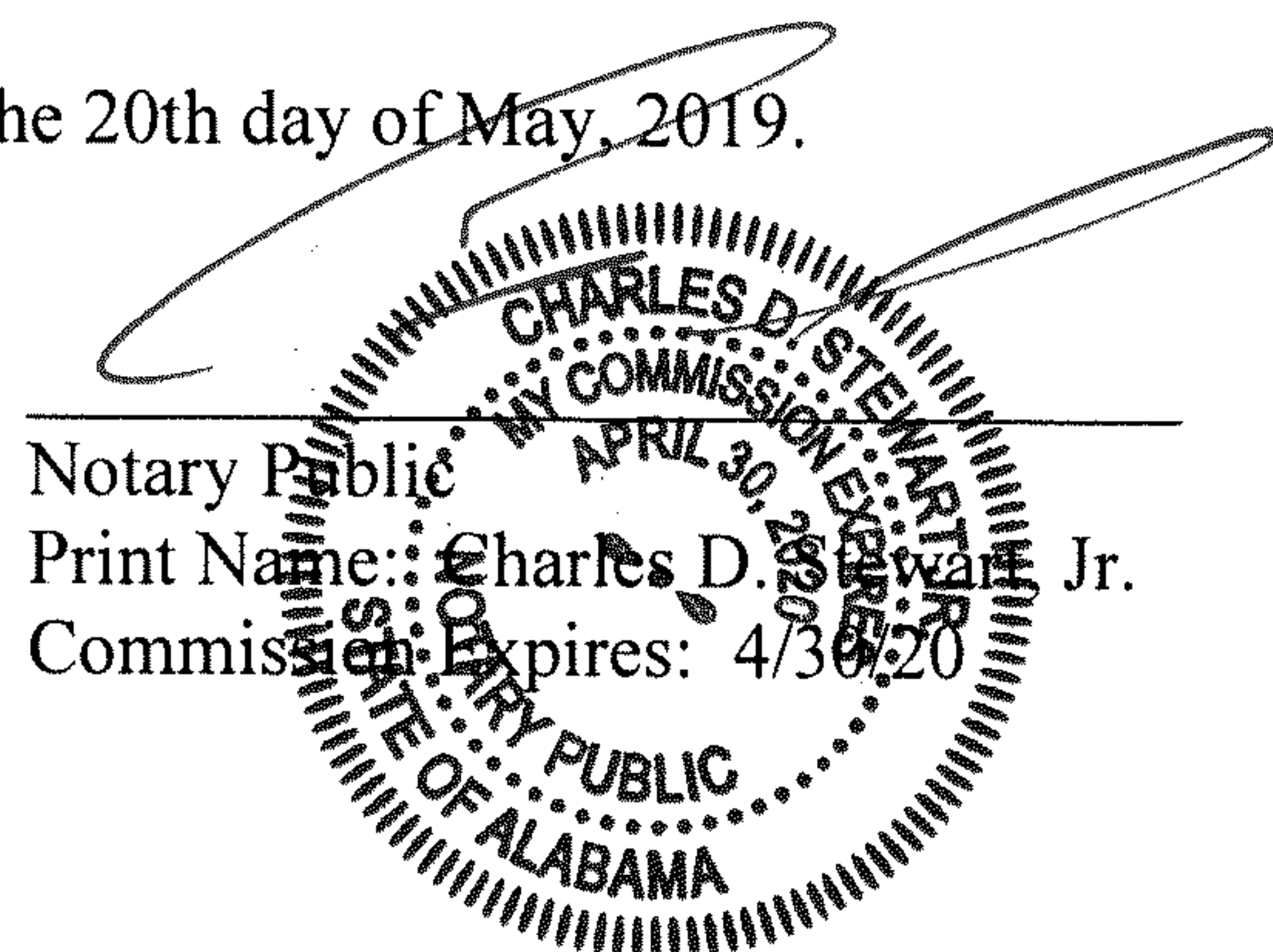
SHAW PROPERTIES, INC.


BY: GEORGE W. SHAW, JR.
IPS: PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE W. SHAW, JR., whose name as PRESIDENT OF SHAW PROPERTIES, INC., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 20th day of May, 2019.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2019 11:32:08 AM
\$82.00 CHARITY
20190522000175450

