

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. ATB 1197

JH2 Enterprises, Inc.
1021 Bracks Gap Pkwy #125
Hoover AL 35244

[Space Above This Line for Recording Data]

20190802000278970

08/02/2019 03:06:47 PM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00)** 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, **Shay S. Holliday a married man,** whose mailing address is: 155 Quail Creek Rd, Helena, AL 35080; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JH2 Enterprises, Inc.** whose mailing address 1021 Bracks Gap Pkwy #125, Hoover AL 35244, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 7007 Highway 13, Helena, AL 35080 to wit:

A plat or parcel of land situated in the E 1/4 of the NE 1/4 of SW 1/4 of Section 26, Township 20, Range 4 West, being more particularly described as follows:

Being at the NE corner of the NE 1/4 of the SW 1/4 Section 26, Township 20, Range 4 West; thence South along the East boundary of said forty acre tract 879 feet, more or less to the Northern boundary of the Old Tuscaloosa Third Grade Road; thence in a Westerly direction along the Northern Boundary of the Old Tuscaloosa Third Grade Road 318.80 feet; thence North and parallel with the East boundary of the forty acre tract first above mentioned 1078.48 feet, more or less, to the Northern boundary of said forty acres tract; thence East along the Northern boundary of said forty acre tract 249 feet, more or less, to the point of beginning.

ALSO: Commence at the NE corner of the SW 1/4 of Section 26, Township 20 South, Range 4 West; thence run West a distance of 249.00 feet along the Quarter Section line; thence turn an angle of 89 degrees 34 1/4 minutes to the left and run South a distance of 475.00 feet to the point of beginning; thence turn an angle of 90 degrees to the right and run West a distance of 10 feet; thence turn an angle of 90 degrees to the left and run South a distance of 50 feet; thence turn an angle of 90 degrees to the left and run East a distance of 10 feet; thence turn an angle of 90 degrees to the left and run North a distance of 50 feet to the point of beginning; situated in the NE 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

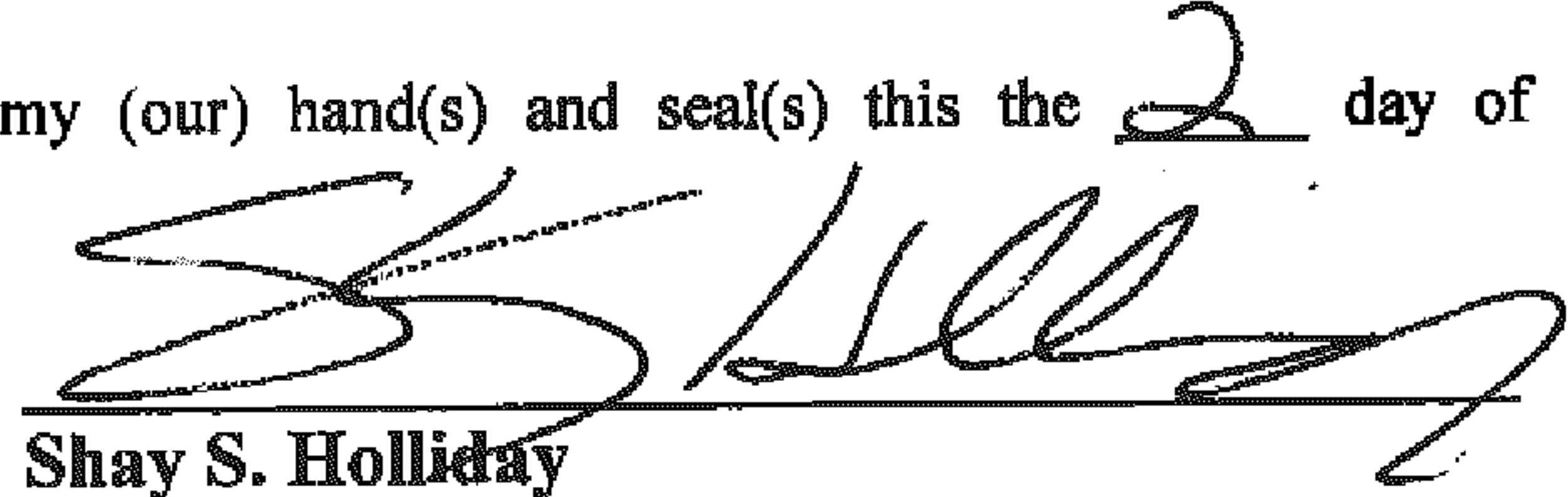
Subject to restrictions, reservations, conditions, and easement of record

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.

*Said Property does not constitute the homestead of the grantor

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

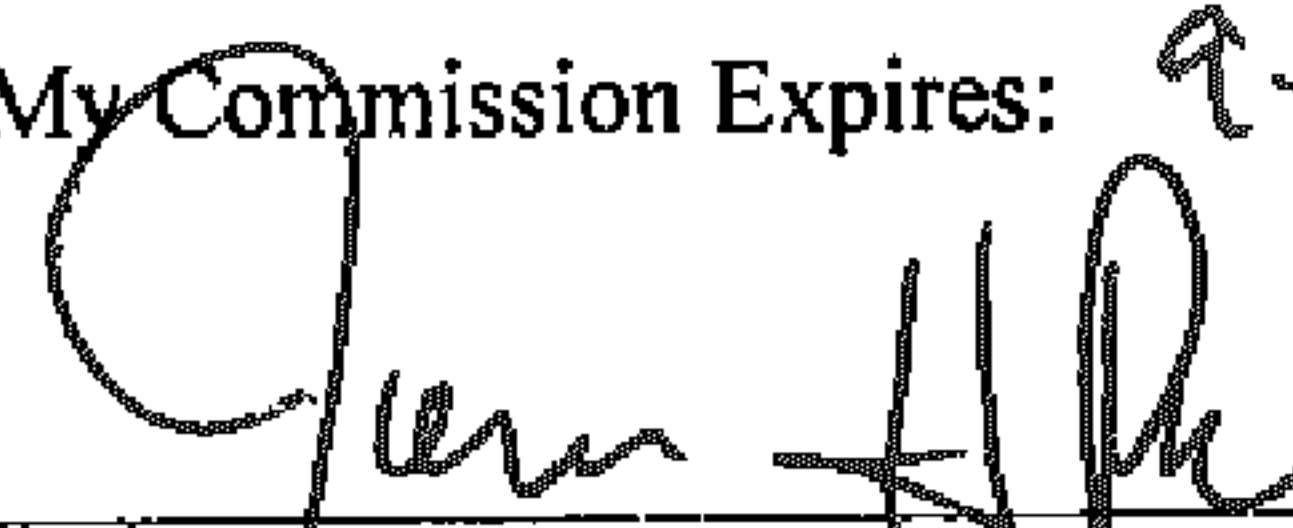
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2 day of August, 2019.


Shay S. Holliday

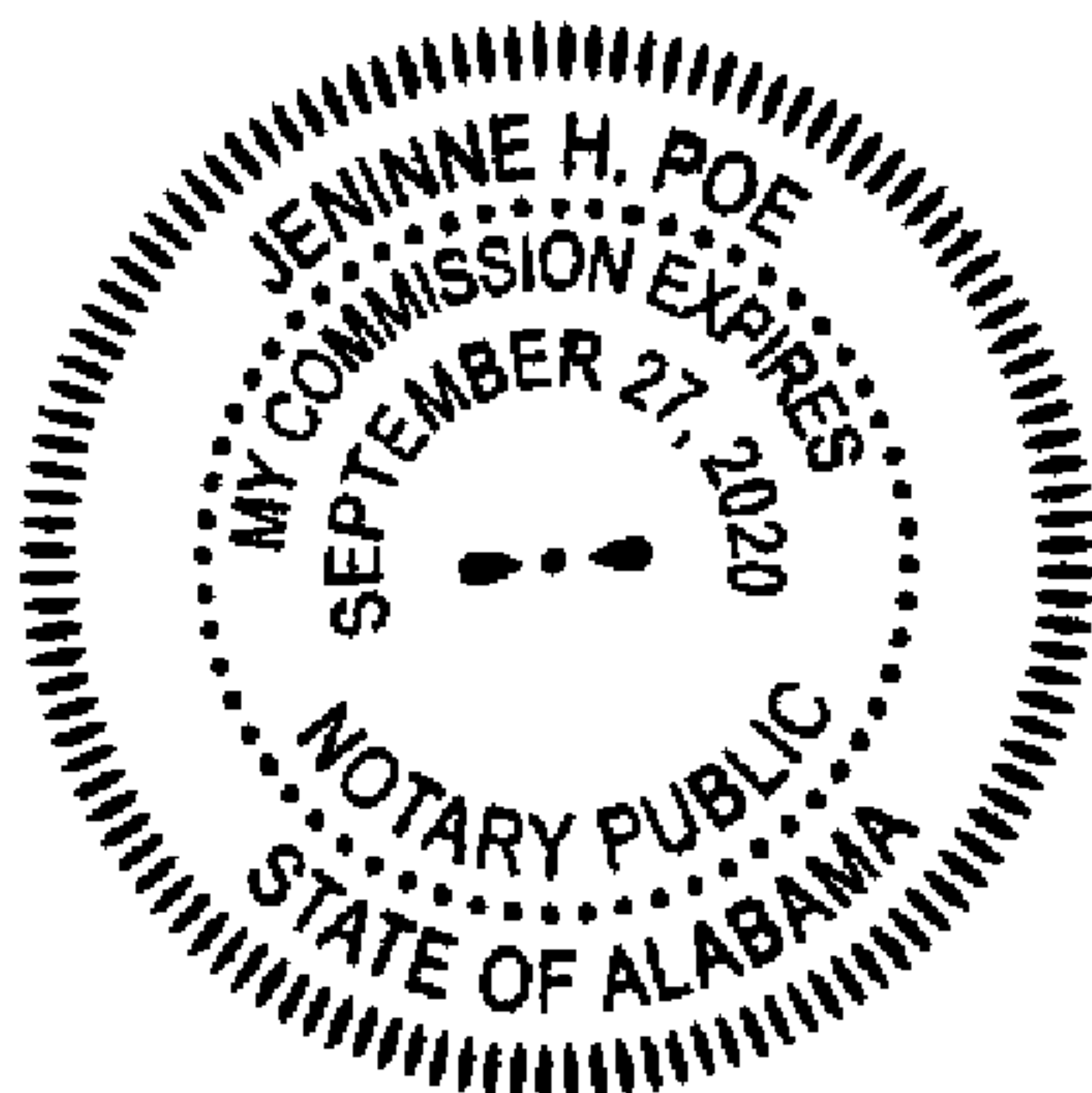
STATE OF Alabama Jefferson County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Shay S. Holliday** 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 2nd day of August, 2019

My Commission Expires: 9-27-20

Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2019 03:06:47 PM
\$193.00 CHARITY
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Allen S. Bayl