



20200302000082160 1/5 \$209.50
Shelby Cnty Judge of Probate, AL
03/02/2020 02:01:13 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTOR. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

Send Tax Notice to:
Leslie Ward Slager, Trustee
John J. Slager Management Trust
155 Misty Water Drive
Columbiana, Alabama 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

JOHN J. SLAGER, an unmarried man,
whose mailing address is **155 Misty Water Drive, Columbiana, Alabama 35051**,

(hereinafter referred to as "Grantor"), in hand paid by

LESLIE WARD SLAGER, OR ANY SUCCESSOR(S), AS TRUSTEE OF THE JOHN J. SLAGER MANAGEMENT TRUST UNDER TRUST AGREEMENT DATED JULY 29, 2019,
whose mailing address is **155 Misty Water Drive, Columbiana, Alabama 35051**.

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "Property"), and having an **aggregate Assessor's Market Value of \$175,200.00**, to-wit:

See **Exhibit A** attached hereto and made a part hereof for
Legal Description of Property

See **Exhibit B** attached hereto and made a part hereof for
Real Estate Sales Validation Information

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.

2. Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company as recorded in Instrument #20070418000180080.
3. Restrictions appearing of record in Instrument #20071008000469200; First Amendment recorded in Instrument #20080512000192610; Assignment of Rights as recorded in Instrument #20100325000086360; Second Amendment recorded in Instrument #20100325000086330; Third Amendment recorded in Instrument #20100618000195550; Fourth Amendment recorded in Instrument #20160503000147290.
4. Drainage Easement recorded in Instrument #200604110000165180.
5. Assignment with regard to sanitary sewer system as set out in Instrument #2012110200042260.
6. Articles of Incorporation of Polo Crossings Owners Association, Inc. as recorded in Instrument #20071008000469190.
7. Declaration of Sanitary Sewer Easement as recorded Instrument #20090903000340190.
8. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under any of the Properties, together with all rights in connection therewith (however, minerals are conveyed as a part of the Properties to the extent owned by Grantor); to the extent not otherwise set forth herein, all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting any of the Properties; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of the Properties.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTE: The Property conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute as a part of the "trust", also sometimes called the "trust estate," created under the terms of that certain revocable trust agreement entitled the "John J. Slager Management Trust" entered into on July 29, 2019, by John J. Slager, as Grantor, and Leslie Ward Slager, as Trustee thereunder, as the same may be amended and/or restated at any time or from time to time (said revocable trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, the "Trust Agreement"), for the benefit of the beneficiary(ies) thereof as provided therein.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal on this the 2nd day of March, 2020.

GRANTOR:

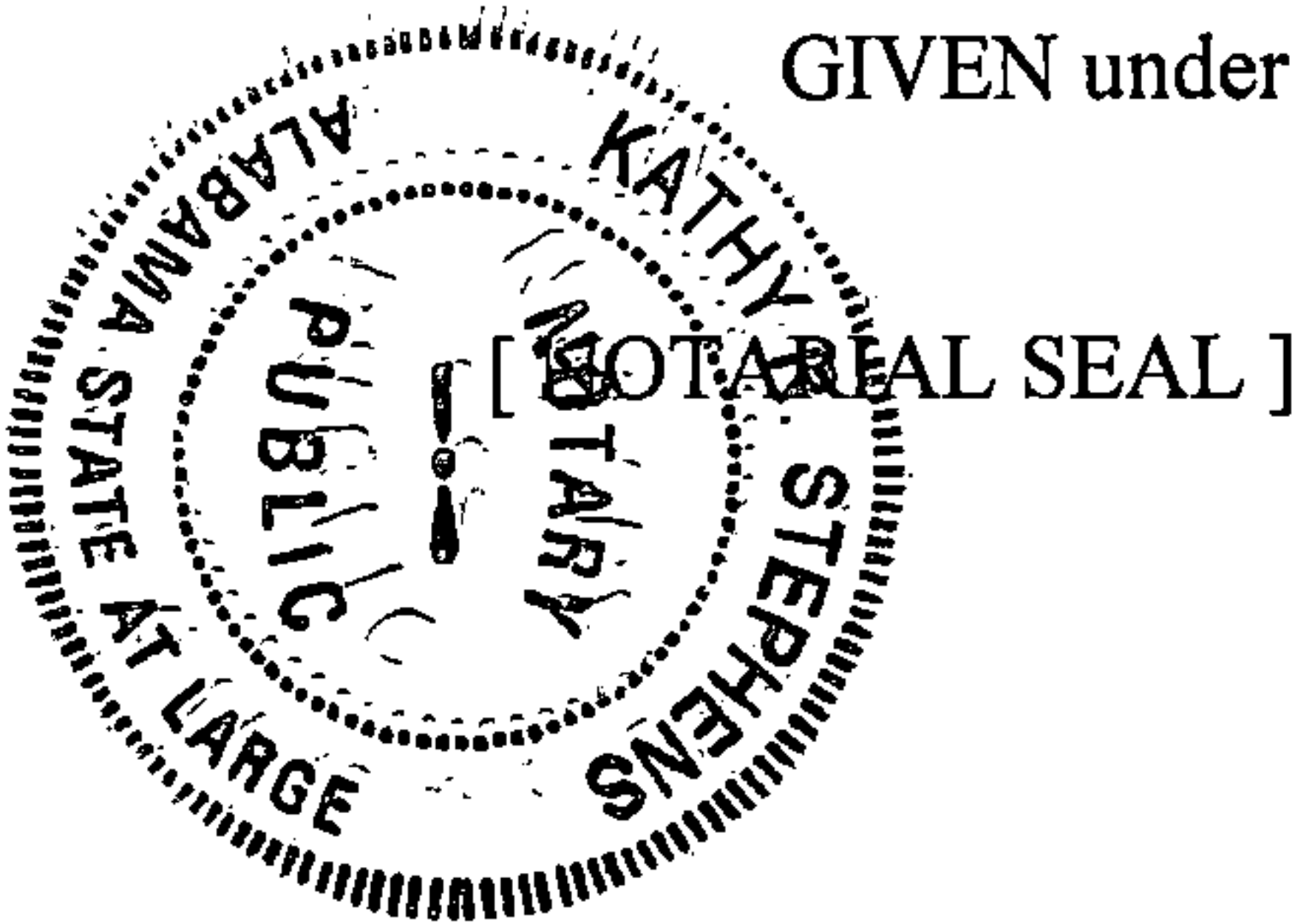
Leslie Ward Slager
Leslie Ward Slager
Agent for John J. Slager pursuant to a Power of Attorney dated July 29, 2019

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Leslie Ward Slager, as authorized Agent for John J. Slager pursuant to a Power of Attorney dated July 29, 2019, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this 2nd day of March, 2020.



Kathy R Stephens
Notary Public
My Commission Expires _____
MY COMMISSION EXPIRES 05/23/2023

This document prepared by:
Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 136, according to the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.



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EXHIBIT B

REAL ESTATE SALES VALIDATION INFORMATION

No sale is involved in this conveyance. The Property described in Exhibit A has a total **Assessor's Market Value of \$175,200.00**, as can be verified by the records of the Shelby County, Alabama Revenue Commissioner and as set forth below, and the property address of such Property, per the records of the Shelby County, Alabama Property Tax Commissioner, is as follows:

<u>Parcel No.</u>	<u>Assessor's Market Value</u>	<u>Property Address</u>
1. 09 7 26 1 002 039.000	\$ 175,200.00	248 Polo Downs, Chelsea, Alabama 35043
Total	\$175,200.00	



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State of Alabama
Deed Tax:\$175.50