

This instrument was prepared by:

Wendy Leigh Love  
Burr & Forman  
420 North 20th Street  
3100 SouthTrust Tower  
Birmingham, AL 35203

Send Tax Notice to:

Carter E. Slappey  
2108 Hickory Ridge Circle  
Birmingham, Alabama 35243

**STATUTORY WARRANTY DEED**

4 166,000.00

Inst # 1996-04791

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STATE OF ALABAMA           )  
SHELBY COUNTY            )

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors **ALLAN D. WORTHINGTON**, a married individual, and **C.D. HOWARD**, a married individual (collectively "Grantor"), in hand paid by **CARTER E. SLAPPEY**, a married individual ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.


Subject, however, to the encumbrances described on Exhibit B attached hereto and incorporated herein by reference.


**EXCEPT FOR THE WARRANTIES OF TITLE SET FORTH IN THIS STATUTORY WARRANTY DEED, NO WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, ARE MADE WITH RESPECT TO THE PROPERTY HEREIN CONVEYED, IT BEING THE EXPRESS INTENTION OF GRANTOR AND GRANTEE THAT SAID PROPERTY SHALL BE CONVEYED AND TRANSFERRED TO GRANTEE IN ITS PRESENT CONDITION AND STATE OF REPAIR, "AS IS" AND "WHERE IS", WITH ALL FAULTS.**

The foregoing is not the homestead of Grantor or Grantor's spouse.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed by its duly authorized officer on this 8<sup>th</sup> day of February, 1996.

  
Allan D. Worthington, a married man

  
C.D. Howard, a married man

Inst # 1996-04791

02/15/1996-04791  
09:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 179.00

# ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Allan D. Worthington, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 8<sup>th</sup> day of February, 1996.

Wanda L. Dove  
Notary Public  
My commission expires: 10/99

[NOTARIAL SEAL]

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that C.D. Howard, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 8<sup>th</sup> day of February, 1996.

Wanda L. Dove  
Notary Public  
My commission expires: 10/99

[NOTARIAL SEAL]

## EXHIBIT A

A parcel of land in the N 1/2 of Section 7, Township 19 South, Range 2 East, more particularly described as follows:

Commence at the Northeast corner of Section 7, Township 19 South, Range 2 East; thence run West along the North line of Section 7 for a distance of 400.00 feet; thence turn an angle to the left of 60 degrees, 54 minutes, 37 seconds and run Southwest for a distance of 293.03 feet to the point of beginning; from the point of beginning thus obtained continued along the last described course for a distance of 502.62 feet; thence turn an angle to the right of 50 degrees, 40 minutes, 40 seconds and run Southwest for a distance of 1931.02 feet; thence turn an angle to the right of 41 degrees, 46 minutes, 08 seconds and run Northwest for a distance of 321.10 feet; thence turn an angle to the right of 90 degrees and run Northeast for a distance of 368.04 feet; thence turn an angle to the right of 90 degrees and run Southeast for a distance of 157.04 feet; thence turn an angle to the left of 41 degrees, 54 minutes, 17 seconds and run Northeast for a distance of 2126.73 feet to the point of beginning; being situated in Shelby County, Alabama. Contains 20.00 Acres.

All rights conveyed in the Grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama general partnership, dated and recorded as Instrument #1995-7790 in Probate Office.

## EXHIBIT B

1. General and special taxes or assessments for 1996 and subsequent years not yet due and payable.

2. Easement(s) to Ayers Interests, Inc. as shown by instrument recorded in Deed Book 351 page 732 in Probate Office.

3. Subject to that certain Declaration of Easements, Protective Covenants, and Restrictions for Colleton Lake, A Residential Subdivision filed contemporaneously herewith.

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