

Send tax notice to:

CHRISTOPHER M. SLUDER
2053 FOREST LAKES LANE
STERRETT, AL, 35147

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010155

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$149,900.00) in hand paid to the undersigned, LINDA K. BROWNING, A Married Woman Not Joined by Spouse and LARRY G. BUMGARDNER, Unmarried (hereinafter referred to as "Grantors") by CHRISTOPHER M. SLUDER and PATRICK J. SLUDER (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:

LOT 487, ACCORDING TO THE SURVEY OF FOREST LAKES, AS RECORDED IN MAP BOOK 34, PAGE 122 A, B, & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS NOR THEIR RESPECTIVE SPOUSES.

SUBJECT PROPERTY WILL BECOME THE HOMESTEAD OF CHRISTOPHER M. SLUDER ONLY.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST PROPERTY.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RESERVED IN BOOK 53, PAGE 262 AND DEED BOOK 331, PAGE 262.
5. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF FOREST LAKES, AS RECORDED IN MAP BOOK 34, PAGE 122 A, B, & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. COVENANTS, RESTRICTIONS AND EASEMENTS, RECORDED IN INSTRUMENT NO. 20051216000650920, INSTRUMENT NO. 20051129000616500 AND INSTRUMENT NO. 20090116000014950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191; BOOK 126, PAGE 323 AND BOOK 236, PAGE 829, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

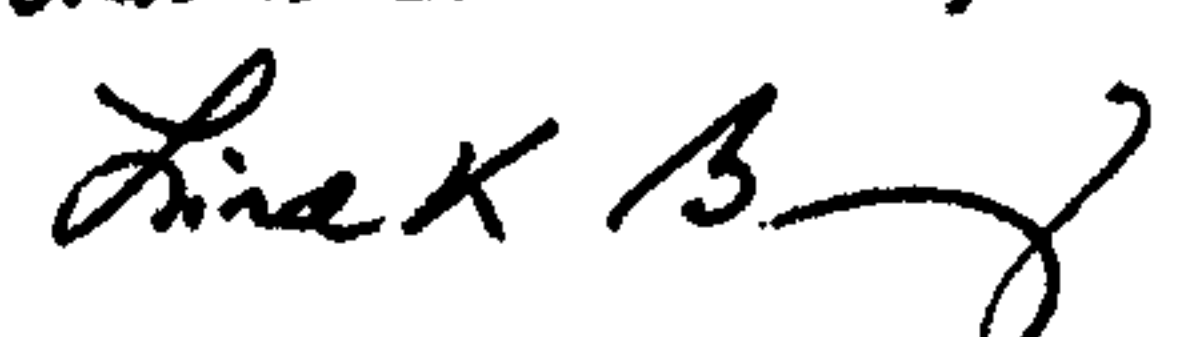
8. EASEMENTS TO SHELBY COUNTY, ALABAMA.
9. EASEMENT RECORDED IN INSTRUMENT NO. 20050204000058230 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$137,945.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 21st day of May, 2010.

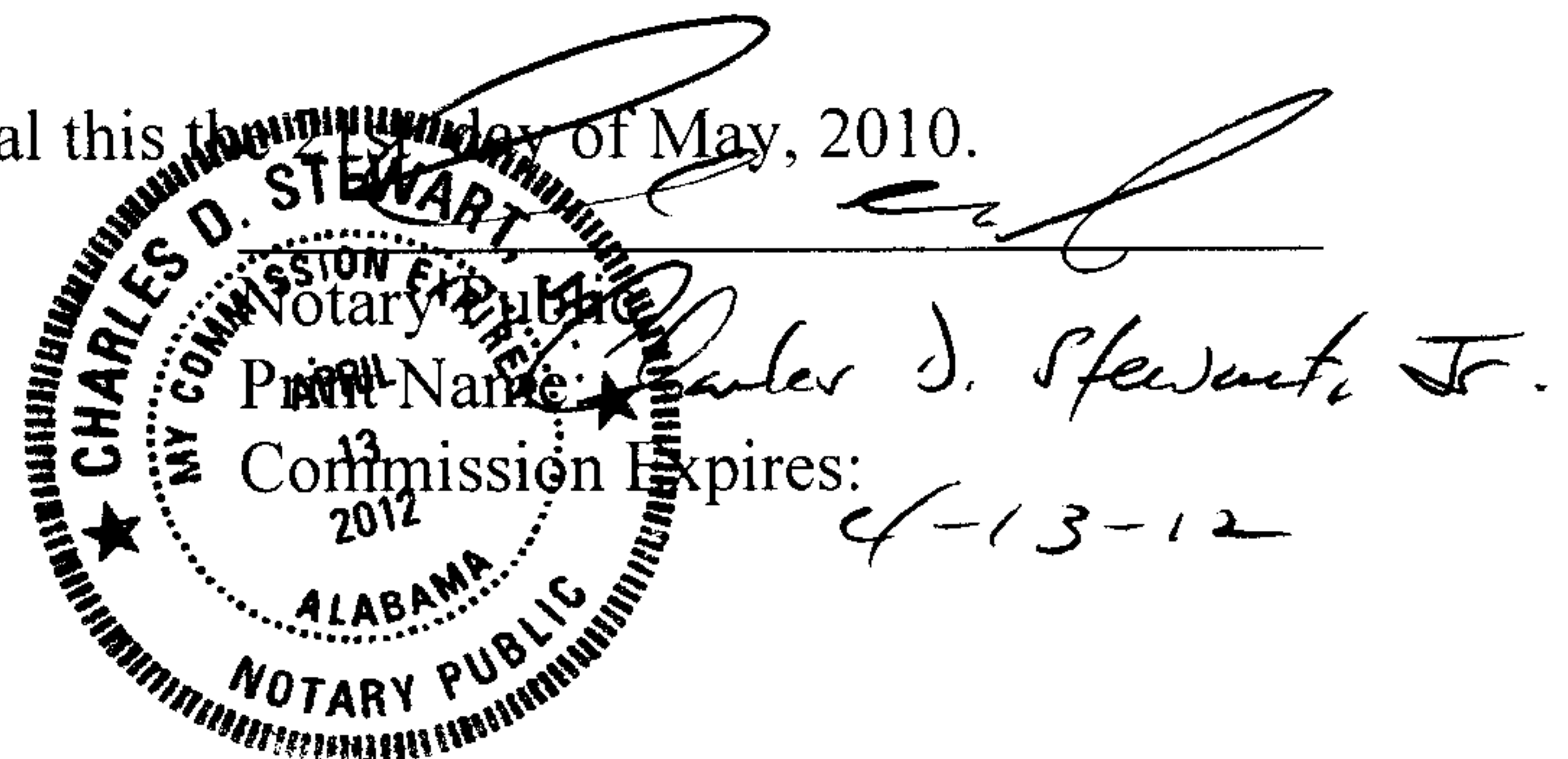

LINDA K. BROWNING


LARRY G. BUMGARDNER By and Through HIS ATTORNEY IN FACT,
BY AND THROUGH ~~THE~~ ATTORNEY IN FACT, LINDA K. BROWNING 

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDA K. BROWNING, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of May, 2010.



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDA K. BROWNING, whose name as Agent and Attorney in fact for LARRY G. BUMGARDNER is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for LARRY G. BUMGARDNER on the day the same bears date.

Given under my hand and official seal this the 21st day of May, 2010.

[NOTARIAL SEAL]

