

# WARRANTY DEED

**This Instrument Was Prepared By:**

Luke A. Henderson, Esquire  
Bynum & Henderson  
#17 Office Park Circle, Ste 150  
Birmingham, Alabama 35223  
(205) 870-8090

**SEND TAX NOTICE TO:**

Andrew Owen Slater  
Forrest Joshua Slater  
102 Slater Lane  
Alabaster, AL 35007

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

\$ 20.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) AND THE PURPOSE OF CLEARING TITLE, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Forrest Michael Slater**, an unmarried man, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Andrew Owen Slater and Forrest Joshua Slater** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:


**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Subject to existing easements, restrictions set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19<sup>th</sup> day of May, 2012.


  
\_\_\_\_\_  
**Forrest Michael Slater**  
STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Forrest Michael Slater**, 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 the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23<sup>rd</sup> day of May, 2012.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

  
20120731000278610 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
07/31/2012 03:47:20 PM FILED/CERT


NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 23, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the NW Corner of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence S00°00'00"E, a distance of 732.65' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 643.02'; thence N68°28'54"E, a distance of 228.43' to the beginning of a curve to the right, having a radius of 2090.00', a central angle of 04°00'00", and subtended by a chord which bears N70°29'43"E, and a chord distance of 145.88'; thence along the arc of said curve, a distance of 145.91'; thence N05°25'04"E, a distance of 227.50'; thence S84°33'39"E, a distance of 90.17'; thence S05°26'21"W, a distance of 192.31' to the beginning of a non-tangent curve to the right, having a radius of 2090.00', a central angle of 06°00'55", and subtended by a chord which bears N77°58'37"E, and a chord distance of 219.32'; thence along the arc of said curve, a distance of 219.42'; thence N00°12'10"W, a distance of 423.14'; thence N88°40'20"W, a distance of 656.22' to the POINT OF BEGINNING.

SUBJECT TO a 15' Easement as recorded in Deed Book 339, Page 224, in the Office of the Judge of Probate of Shelby County, Alabama.

  
20120731000278610 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
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SLATER

Shelby County, AL 07/31/2012  
State of Alabama  
Deed Tax: \$20.00