

WARRANTY DEED

20130318000112400 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/18/2013 03:26:21 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Ten Thousand and 00/100 (\$110000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged. I/we **BARBARA W. FORRESTER, AN UNMARRIED INDIVIDUAL**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **BRENDA ZEGARELLI**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

JOHN E. FORRESTER, JR., ONE OF THE GRANTEES IN SURVIVORSHIP DEED RECORDED IN INSTRUMENT 20051220000654710 IS NOW DECEASED. HAVING DIED ON OR ABOUT SEPTEMBER 23, 1977. BARBARA W. FORRESTER IS THE SURVIVING GRANTEE IN THAT DEED.

JOHN E. FORRESTER, (SR), THE GRANTEE IN DEED RECORDED IN VOLUME 280, PAGE 451 PREDECEASED MARY FRANCES FORRESTER.

SUBJECT TO: EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 8th day of March, 2013.

Barbara W. Forrester
BARBARA W. FORRESTER

BY: *Jennifer Forrester Parker*, her
JENNIFER FORRESTER PARKER, her
ATTORNEY-IN-FACT AIF

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that BARBARA W. FORRESTER, BY JENNIFER FORRESTER PARKER, ATTORNEY-IN-FACT whose name(s) 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 the conveyance, she, in her capacity of Attorney-in-Fact for Barbara W. Forrester and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 8th day of March, 2013.

My Commission Exp:


[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNOODY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
BRENDA ZEGARELLI
3465 INDIAN LAKE CIRCLE
PELHAM, AL 35124

Shelby County, AL 03/18/2013
State of Alabama
Deed Tax: \$110.00

EXHIBIT A
LEGAL DESCRIPTION


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Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West; thence run in a Westerly direction along the North line of said Quarter-Quarter a distance of 41.35 feet; thence turn an angle to the left of 78 degrees 31 minutes 11 seconds and run a distance of 356.05 feet; thence turn an angle to the right of 43 degrees 13 minutes and run on a bearing South 43 degrees 13 minutes West a distance of 167.40 feet; thence run South 18 degrees 58 minutes West a distance of 151.63 feet; thence run South 23 degrees 49 minutes West a distance of 138.61 feet; thence run South 09 degrees 02 minutes East a distance of 98.48 feet to the Point of Beginning; said Point of Beginning being situated 5 feet Southeasterly of the waters edge of Huckabee Lake, all properties to waters edge is intended to be included in this description; from said Point of Beginning run South 48 degrees 54 minutes East a distance of 81.00 feet; thence run North 35 degrees 36 minutes 44 seconds East a distance of 202.12 feet to its intersection with the right of way of a cul-de-sac having a radius of 50.0 feet; thence run in a Southeasterly direction along the arc of a curve having a central angle of 23 degrees 34 minutes 32 seconds a distance of 20.57 feet; thence run South 35 degrees 36 minutes West a distance of 208.22; thence run South 48 degrees 54 minutes East a distance of 150.52 feet to a Point that is 5 feet Northwesterly of the waters edge; thence run South 45 degrees 38 minutes West a distance of 80.0 feet to a Point that is 6 feet Northwesterly of the waters edge; thence run South 67 degrees 15 minutes West a distance of 202.80 feet to a point that is 8 feet Northerly of the waters edge; thence run North 59 degrees 53 minutes West a distance of 19.65 feet to a point that is 6 feet Southeasterly of the waters edge; thence run North 17 degrees 56 minutes East a distance of 256.32 feet to a point that is 5 feet Southeasterly of the waters edge; thence run North 09 degrees 02 minutes West a distance of 46.62 feet to the Point of Beginning. Lying and being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BARBARA W. FORRESTER
Mailing Address: 351 Kingston Cir.
PELHAM, AL 35211

Grantee's Name BRENDA ZEGARELLI
Mailing Address: 3465 INDIAN LAKE CIRCLE
PELHAM, AL 35124

Property Address 3465 INDIAN LAKE CIRCLE
PELHAM, AL 35124

Date of Sale March 8, 2013
Total Purchaser Price \$110000.00

or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date of which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date 3/8/13
Unattested [Signature]
(verified by)

Print Brenda Zegarelli
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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