

20210916000452450
09/16/2021 01:00:16 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Marcus Slaughter
579 Magnolia Crest Circle
Gardendale, AL 35071

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100299

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Sixty Eight Thousand and 00/100 Dollars (\$68,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Huddleston Resources, LLC**, whose address is 2629 Dolly Ridge Rd., Birmingham, AL 35243 (hereinafter "Grantor", whether one or more), by **Marcus Slaughter** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, **the address of which is 101 Double Oak Rd, Birmingham, AL 35242, to-wit:**

A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 5/8' rebar found and locally accepted to be the Northeast corner of said 1/4-1/4 section; thence South 00 degrees 28 minutes 10 seconds West along the East line of said 1/4-1/4 section for a distance of 545.97 feet to the point of beginning; said point being on the South right of way margin of Oak Drive (20' right of way); thence South 00 degrees 28 minutes 10 seconds West continuing along said East line for a distance of 449.94 feet to a 5/8" rebar found; thence South 88 degrees 34 minutes 36 seconds West for a distance of 63.10 feet to an iron pin set; thence South 00 degrees 31 minutes 09 seconds West for a distance of 107.87 feet to a 5/8" rebar found; thence South 00 degrees 26 minutes 10 seconds West for a distance of 96.84 feet to a 5/8" rebar found; thence South 89 degrees 29 minutes 25 seconds East for a distance of 63.06 feet to an iron pin set; thence South 00 degrees 31 minutes 07 seconds West for a distance of 125.08 feet to a concrete monument with disk found and locally accepted to be the Southeast corner of said 1/4-1/4 section; thence South 87 degrees 14 minutes 38 seconds West for a distance of 441.11 feet to a capped rebar found stamped Weygand found on the North right of way margin of U.S. Highway 280 (right of way varies); thence North 39 degrees 46 minutes 01 seconds East along said right of way for a distance of 164.59 feet to a concrete monument with disk found; thence North 60 degrees 01 minutes 19 seconds West along said right of way for a distance of 30.20 feet to an iron pin set on the East right of way margin of said Oak Drive, said point being on a curve to the left, having a radius of 175.00 feet, a chord bearing of North 29 degrees 18 minutes 16 seconds East and a chord length of 40.22 feet; thence along the arc of said curve and along said right of way for a distance of 40.31 feet to a point; thence continuing along said right of way of said Oak Drive the following six (6) courses: thence North 22 degrees 42 minutes 22 seconds East for a distance of 44.71 feet to a point on a curve to the right, having a radius of 240.00 feet, a chord bearing of North 35 degrees 09 minutes 47 seconds East and a chord length of 103.54 feet; thence along the arc of said curve for a distance of 104.36 feet; thence North 47 degrees 37 minutes 11 seconds East for a distance of 163.57 feet to a point on a curve to the left, having a radius of 275.00 feet, a chord bearing of North 29 degrees 45 minutes 48 seconds East and a chord length of 168.65 feet; thence along the arc of said curve for a

distance of 171.41 feet to a point; thence North 11 degrees 54 minutes 24 seconds East for a distance of 167.55 feet to a point on a curve to the right, having a radius of 240.00 feet, a chord bearing of North 21 degrees 06 minutes 46 seconds East and a chord length of 76.79 feet; thence along the arc of said curve for a distance of 77.13 feet to a point; thence North 30 degrees 19 minutes 09 seconds East for a distance of 9.55 feet to the point of beginning.

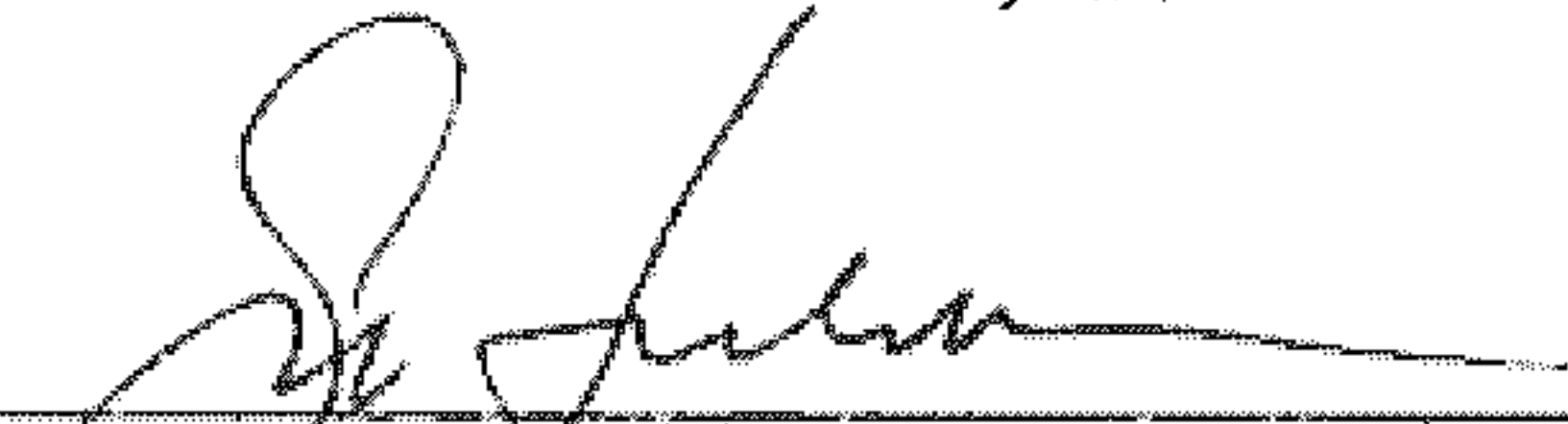
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$57,800.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor, Huddleston Resources, LLC, by George Huddleston, III, as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 15th day of September, 2021.

Huddleston Resources, LLC


By: **George Huddleston, III**
Its: **Member**



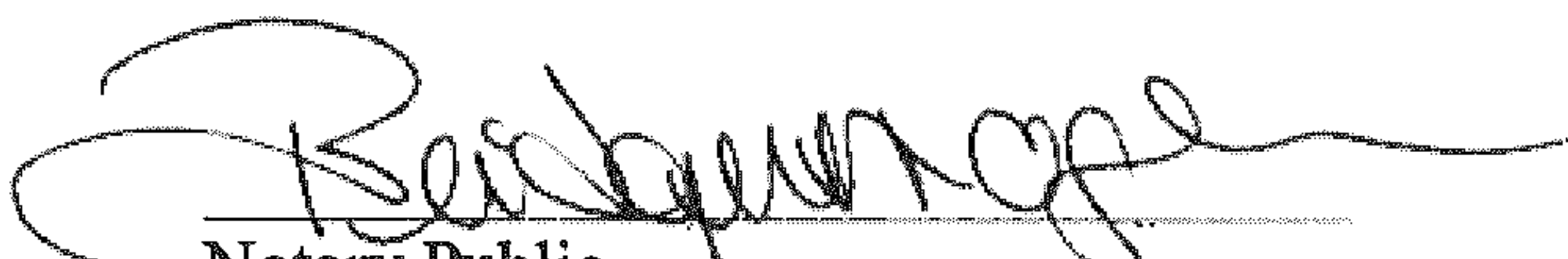
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2021 01:00:16 PM
\$93.00 JOANN
20210916000452450

State of Alabama
County of Jefferson

Alvin S. Beyle

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Huddleston, III, as Member of Huddleston Resources, LLC, an Alabama Limited Liability Company 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, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 15th day of September, 2021.


Notary Public

