

897

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Earl Manasco
Route 2, Box 7020
 (Address) Jemison, Alabama 35085

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and No/100 ----- (\$6,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SAM F. MAXWELL, a married man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

EARL MANASCO and wife, DONNA MANASCO,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" for legal description of real property conveyed by this Warranty Deed LESS AND EXCEPT title to minerals underlying this real property with mining rights and privileges belonging thereto as reserved by instrument recorded in Deed Book 145, at Page 165, and in Real Book 072, at Page 171, in the Office of the Judge of Probate of Shelby County, Alabama, and subject to rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, at Page 369, in said Probate Records.

Subject to all planning, zoning, health and other governmental regulations affecting subject real property.

Subject to all rights-of-way, easements and transmission lines, if any, in evidence through use.

Subject to all rights-of-way, easements, limitations and restrictions shown on the survey map or plat specified in Exhibit "A" to this Warranty Deed, a copy of which map was delivered to Grantee either on this date or prior hereto.

Subject to conditions as shown in deeds recorded in Real Book 072, at Page 171, and in Real Book 076, at Page 818, in said Probate Records.

The above described real property does not constitute a part of the homestead of the Grantor Sam F. Maxwell, as he and his wife Sarah E. Maxwell reside at 2432 Chandabrook Drive, Pelham, Alabama 35124.

\$6,000.00 of the consideration for this deed is evidenced by a loan from Central State Bank to the Grantees herein and is secured by a purchase money mortgage on the above described real property from the Grantees herein to Central State Bank.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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. There is no warranty or representation as to the condition or quality or quantity of this real property.

IN WITNESS WHEREOF, I have hereunto set My hand(s) and seal(s), this 11thday of July, 19 86.

WITNESS:

(Seal)

Sam F. Maxwell

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for Said County, in Said State,hereby certify that Sam F. Maxwell, a married man,whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon this day, that, being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 11th day of July, A. D., 19 86Return: Wade MortonBinger A. Callahan

Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUL 11 PM 3:22

Thomas W. Cunningham, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>6.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>12.00</u>

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 178.47' to a point, Thence run South a distance of 468.72' to the point of beginning of the property being described, Thence run S 44°-43'-01" E a distance of 549.34' to a point on the water line of Lay Lake, Thence run S 83°-17'-23" W a distance of 41.28' to a point, Thence run N 85°-51'-33" W along the said water line of lake a distance of 102.63' to a point, Thence run N 44°-57'-00" W a distance of 482.47' to a point, Thence run N 64°-38'-06" E a distance of 108.14' to the point of beginning, containing 1.20 acres

According to my survey of July 8, 1986

Joseph E. Conn, Jr.
Joseph E. Conn, Jr.
Ala. Reg. No. 9049

Parcel 24
SBCE.

SIGNED FOR IDENTIFICATION:

Sam F. Maxwell
Sam F. Maxwell