

This instrument was prepared by

(Name) ✓ Louis Fleisher

(Address) 529 Brown Marx Building, Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
03/18/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOHN MANCHA, SR., an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

GAY MANCHA

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A tract of land located partly in the SE Quarter of the NE Quarter and the NE Quarter of SE Quarter all in Section 13, Township 21 South, Range 1 East, of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, thence southerly along the East line of said Section 2312.8 feet, to a point 25 feet southeast of and perpendicular to the centerline of a road, said point being the point of beginning of tract of land herein described, thence continue along last mentioned course 481.4 feet to an Alabama Power Company monument that is 2794.2 feet south of the NE corner of said Section 13, and being located on the north bank of Coosa River, thence 96° 40' right westerly along said river bank 100 feet, thence 73° 30' right northerly 344.2 feet to a point 25 feet southeast of and perpendicular to the centerline of said road, thence 60° 15' right northeasterly 205.12 feet to the point of beginning.

Subject to easements and restrictions of record.

Subject to restrictions recorded in Book 251, Page 145, in the Office of the Judge of Probate, Shelby County, Alabama.

Grantor herein and his wife, Frances F. Mancha, were the grantees in the deed to them, jointly for life with remainder to survivor, from David R. Stewart and wife, Billie F. Stewart, dated February 11, 1977, and recorded in Book 307, Page 713, in the Office of the Judge of Probate of Shelby County, Alabama. Said Frances F. Mancha died in Jefferson County, Alabama, on February 26, 1980.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 16th day of March, 1981.

1981 MAR 18 AM 11:38

(Seal)

JOHN MANCHA, SR.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Mancha, Sr., an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, A. D. 1981.

Fleisher

Notary Public