

This instrument prepared by:
V. W. Causey, Attorney
P. O. Drawer D
Calera, AL 35040

Send tax notice to: Earl Manasco and
Donna Manasco
Route 2, Box 7020
Jemison, AL 35085

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

970

KNOW ALL MEN BY THESE PRESENTS, that Central State Bank, a banking corporation, for and in consideration of the sum of Six-Thousand-Two-Hundred and 91/100 (\$6,200.91) Dollars in hand paid by Earl Manasco and wife, Donna Manasco, the receipt whereof is hereby acknowledged, has this day granted, bargained, sold, and conveyed, and do by these presents grant, bargain, sell and convey to the said Earl Manasco and wife, Donna Manasco, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

See complete legal description contained on separate paper as Exhibit "A", which is attached hereto and incorporated as part of this instrument as if fully set out herein.

BOOK 194 PAGE 471

Subject to the statutory right-of-redemption from the foreclosure of that certain mortgage given by Sam F. Maxwell, to Ricky Wayne Seale, recorded in Real Record 076, Page 820, assigned to Central State Bank, by assignment recorded in Real Record 086, Page 616, said foreclosure being evidenced by foreclosure deed to Central State Bank, dated 7/6/88, recorded in Real Record 194, Page 466, in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto them, Earl Manasco and wife, Donna Manasco, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

In Testimony of all which, I have hereunto set my hand and seal, this the 15 day of July, 1988.

Attest:

Carol Kay Brown Secretary
David P. Downs Vice President
CENTRAL STATE BANK

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David P. Downs whose name as Vice President of Central State Bank, a banking corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15 day of July, 1988.

Carol Lawrence
Notary Public

EXHIBIT "A"

SURFACE RIGHTS ONLY TO:

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 178.48 feet to a point; thence run South a distance of 468.72 feet to the point of beginning of the property being described; thence run South 44 deg. 43' 01" East a distance of 549.34 feet to a point on the water line of Lay Lake; thence run South 83 deg. 17' 23" West a distance of 41.28 feet to a point; thence run North 85 deg. 51' 33" West a distance of 102.63 feet to a point; thence run North 74 deg. 47' 25" West a distance of 21.31 feet to a point; thence run South 72 deg. 52' 43" West a distance of 97.65 feet to a point; thence run South 3 deg. 39' 13" West a distance of 31.45 feet to a point; thence run North 62 deg. 15' 53" East a distance of 54.56 feet to a point; thence run South 61 deg. 32' 48" East a distance of 24.16 feet to a point; thence run South 61 deg. 58' 55" East a distance of 26.56 feet to a point; thence run South 45 deg. 41' 39" East a distance of 60.39 feet to a point; thence run South 72 deg. 18' 40" East a distance of 24.47 feet to a point; thence run South 82 deg. 20' 49" East a distance of 31.04 feet to a point; thence run North 68 deg. 03' 26" East a distance of 141.92 feet to a point; thence run South 85 deg. 01' 28" East a distance of 69.29 feet to a point; thence run South 76 deg. 22' 39" East a distance of 29.53 feet to a point; thence run South 83 deg. 30' 31" East a distance of 28.96 feet to a point; thence run South 73 deg. 54' 58" East a distance of 48.70 feet to a point; thence run South 75 deg. 44' 02" East a distance of 64.07 feet to a point; thence run North 48 deg. 34' 18" East a distance of 26.75 feet to a point; thence run North 12 deg. 07' 48" East a distance of 59.50 feet to a point; thence run North 60 deg. 03' 57" East a distance of 16.02 feet to a point; thence run South 55 deg. 59' 49" East a distance of 38.32 feet to a point; thence run South 34 deg. 22' 03" East a distance of 34.02 feet to a point; thence run South 45 deg. 30' 04" West a distance of 877.96 feet to a point on the East line of a public road; thence run North 43 deg. 26' 48" West a distance of 67.48 feet to a point; thence run North 27 deg. 48' 47" West a distance of 32.45 feet to a point; thence run North 44 deg. 29' 56" West a distance of 303.64 feet to a point; thence run North 9 deg. 22' 00" West a distance of 11.63 feet to a point; thence run North 3 deg. 39' 58" West a distance of 60.70 feet to a point; thence run North 20 deg. 58' 28" West along the chord of a curve to the left having a central angle of 34 deg. 37' 10" and a radius of 164.40 feet, a chord distance of 97.82 feet to a point; thence run North 38 deg. 16' 58" West a distance of 72.55 feet to the P.C. of a curve to the right having a central angle of 53 deg. 31' 57" and a radius of 309.88 feet; thence run North 11 deg. 31' 01" West along the chord of said curve a chord distance of 297.11 feet to the P.T. of said curve; thence run North 15 deg. 14' 56" East a distance of 105.0 feet to a point; thence run North 64 deg. 38' 06" East a distance of 108.14 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated June 8, 1986.

LESS AND EXCEPT THAT PARCEL PREVIOUSLY CONVEYED TO EARL MANASCO AND WIFE, DONNA MANASCO, AS RECORDED IN Real Record 080, Page 532, described as follows:

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 feet to a point, Thence run South a distance of 468.72 feet to the point of beginning of the property being described, Thence run South 44 degrees 43 minutes 01 seconds East a distance of 549.34 feet to a point on the water line of Lay Lake, Thence run South 83 degrees 17 minutes 23 seconds West a distance of 41.28 feet to a point, Thence run North 85 degrees 51 minutes 33 seconds West along the said water line of lake a distance of 102.63 feet to a point, Thence run North 44 degrees 57 minutes 08 seconds West a distance of 482.47 feet to a point, Thence run North 64 degrees 38 minutes 06 seconds East a distance of 108.14 feet to the point of beginning.

ALSO LESS AND EXCEPT THAT PARCEL PREVIOUSLY CONVEYED TO ROBERT C. SPAIN AND WIFE, MARY SPAIN, AS RECORDED IN Real Record 160, Page 679, DESCRIBED AS FOLLOWS:

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 800.95 feet to a point, Thence run South a distance of 940.08 feet to the point of beginning of the property being described, Thence run South 75 degrees 44 minutes 02 seconds East along the

shore line of Lay Lake a distance of 64.07 feet to a point, Thence run North 48 degrees 34 minutes 18 seconds East along said shore line a distance of 26.75 feet to a point, Thence run North 12 degrees 07 minutes 48 seconds East along same said shore line a distance of 59.50 feet to a point, Thence run North 60 degrees 03 minutes 57 seconds East a distance of 16.02 feet, to a point, Thence run South 55 degrees 59 minutes 49 seconds East along same said shore line a distance of 38.32 to a point, Thence run South 34 degrees 22 minutes 03 seconds East along same said shore line a distance of 34.02 feet to a point, Thence run South 45 degrees 30 minutes 04 seconds West a distance of 877.95 feet to a point on the East line of County Road, Thence run North 43 degrees 26 minutes 48 seconds West along said road right of way a distance of 67.48 feet to a point, Thence run North 27 degrees 48 minutes 47 seconds West along same said right of way a distance of 32.45 feet to a point, Thence run North 45 degrees 30 minutes 04 seconds East a distance of 740.61 feet to the point of beginning.

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 15 PM 12:34

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>650</u>
2. Mtg. Tax	
3. Recording Fee	<u>750</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>1500</u>