

SEND TAX NOTICE TO:

(Name) Sandra K. Mannschreck
3433 Indian Lake Drive
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
31 Inverness Center Pkwy. #360
(Address) Birmingham, Alabama 35242

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Eight Thousand, Five Hundred (\$128,500.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sue P. Brantley, an unmarried woman

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

Sandra K. Mannschreck

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

See attached Exhibit "A" for long legal description

Inst # 1994-10103

03/28/1994-10103
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 37.00

Subject to:

- 1. Taxes for 1994 and subsequent years not yet due and payable.
2. Right of way granted Alabama Power Company recorded in Deed Book 101, Page 551.

\$102,800.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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(s) and seal(s), this 24th day of March, 1994

(Seal)

Sue P. Brantley (Seal)
Sue P. Brantley

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sue P. Brantley, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

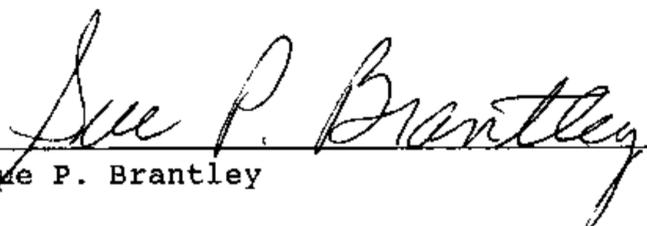
Given under my hand and official seal this 24th day of March, A. D., 1994

Inst # 1994-10103

"Exhibit A"

A tract of land situated in the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West and run in an easterly direction along the southerly line of said 1/4-1/4 section a distance of 263.0 feet to a point; thence  $79^{\circ}07'$  to the left in a northeasterly direction a distance of 178.71 feet to the point of beginning of the tract of land herein described; thence continue along the last described course a distance of 80.0 feet to a point; thence  $57^{\circ}09'$  to the right in a northeasterly direction a distance of 30.38 feet to a point; thence  $107^{\circ}12'10''$  left in a northwesterly direction a distance of 186.70 feet to a point on the easterly right of way line of Indian Lake Drive; thence  $115^{\circ}17'40''$  to the left along said easterly right of way line of Indian Lake Drive a distance of 106.03 feet to a point; thence  $3^{\circ}42'$  to the right in a southwesterly direction a distance of 85.0 feet to a point; thence  $63^{\circ}42'11''$  to the left in a southwesterly direction a distance of 73.64 feet to a point; thence  $53^{\circ}34'19''$  to the left in an easterly direction 120.31 feet to the point of beginning.

  
Sue P. Brantley

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