

This instrument prepared by:
John Hollis Jackson, Jr.
Attorney at Law
P. O. Box 1818
Clanton, AL 35046

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and 00/100 (\$100.00) Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Freddie L. Moody and wife, Dell E. Moody** (herein referred to as grantors), do grant, bargain, sell and convey unto **Michael L. McManus and wife, Brenda C. McManus** (herein referred to as grantees), 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:

A parcel of land in the SW¹/₄ of the SW¹/₄ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run Easterly along the South line thereof 1319.97 feet; thence 90 deg. 47 min. left run Northerly 135.00 feet; thence 89 deg. 13 min. left run Westerly 500.07 feet to the point of beginning; thence continue along the last described course 199.99 feet to the Easterly right of way of Thompson Street; thence 83 deg. 58 min. right run Northerly along said right of way 100.65 feet; thence 97 deg. 27 min. 54 sec. right run Northerly along said right of way 100.65 feet; thence 97 deg. 27 min. 54 sec. right run Easterly 200.08 feet; thence 82 deg. 32 min. 06 sec. right run Southerly 95.51 feet to the point of beginning; being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCO 24.00

TO HAVE AND TO HOLD to the said grantees 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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this the 15th day of November, 1996.

Freddie L. Moody
Freddie L. Moody

Dell E. Moody
Dell E. Moody

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Freddie L. Moody and wife, Dell E. Moody, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of November, 1996.

Lisa McDonald
Notary Public

Address of Grantees:

P.O. Box 970
COLUMBIANA, AL 35051

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