

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO: JASON MCMANUS
#405 Rd 440
Shelby Alabama
35043

WARRANTY DEED

1500.00

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, WELDON MCMANUS, a divorced and unmarried man (herein referred to as grantor) do grant, bargain, sell and convey unto JASON MCMANUS (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

From the N.W. corner of the SE1/4-SE1/4 of Section 26, T19S-R1W, being the point of beginning of herein described parcel of land, run thence East along the North boundary of said SE1/4-SE1/4 a distance of 420.15 feet to an accepted iron pin; thence turn 91 degrees 02' 15" right and run 266.29 feet to an accepted iron pin on the Northerly boundary of the C.S.X. Railroad (100' R.O.W.); thence turn 66 degrees 08' 49" right and run 535.41 feet along said railroad boundary to a point on the East boundary of Co. Hwy. #39 (80' R.O.W.); thence 95 degrees 26' 41" right and run 299.75 feet along said Hwy. boundary; thence turn 03 degrees 55' left and run 101.59 feet along said Hwy. boundary; thence turn 03 degrees 28' 20" left and run 102.80 feet along said Hwy. boundary to a point on the North boundary of the SW1/4-SE1/4 aforementioned Section 26; thence turn 114 degrees 46' 45" right and run 247.62 feet to the point of beginning of herein described parcel of land, containing 5.05 acres.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of

May, 1997.

Weldon M. Manus
WELDON MCMANUS

05/09/1997-14491
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 9.00

14491-1997

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Weldon McManus, a divorced and 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 1997.

Therrie B. Archie
Notary Public
My Commission Expires: 4-1600

Inst # 1997-14491

05/09/1997-14491
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DCL/MCD 9.00