

THIS INSTRUMENT WAS PREPARE WITHOUT THE BENEFIT OF CURRENT TITLE OPINION OR SURVEY.

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
POST OFFICE BOX 380345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO: Lynda McManus
01442 Old Hwy 280
Chalsea AL 35047

WARRANTY DEED

2500

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 we, **BURLIN MCMANUS, JR. and wife, LINDA MCMANUS aka LYNDA L. MCMANUS** (herein referred to as grantors) do grant, bargain, sell and convey unto **LYNDA L. MCMANUS** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Inst # 1997-31082

Commence at the NW corner of Section 26, Township 19 South, Range 1 West; thence run South along the West line of said Section 26, a distance of 1583.83 feet to the point of beginning; thence turn an angle of 38 deg. 34 min. to the left and run a distance of 451.80 feet, to a point on the North right of way of Alabama State Highway No. 280; thence turn an angle of 156 deg. 52 min. 08 sec. to the left and run a distance of 491.29 feet; thence turn an angle of 113 deg. 07 min. 52 sec. to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW1/4 of the NW1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre.

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

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12 day of Aug, 1997.

Burlin McManus Jr.
BURLIN MCMANUS, JR.
Lynda L. McManus
LINDA MCMANUS aka LYNDA L. MCMANUS

09/26/1997-31082
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burlin McManus, Jr. and wife, Linda McManus aka Lynda L. McManus 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of August, 1997.

Douglas L. Key
Notary Public
My Commission Expires: _____
NOTARY PUBLIC UNDERWRITERS
RECORDED
INDEXED
AUG 22 1997