

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

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

SEND TAX NOTICE TO:

Lynda McManus  
9442 Old Hwy 280  
Chattanooga AL 35049

**WARRANTY DEED**

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

..... \$500.00

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

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of said Section 28, Township 19 South, Range 1 East, and run in a Westerly direction 976.40 feet along the North line of said 1/4-1/4 Section to a point on the South right-of-way line of U.S. Highway #280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right-of-way line of said highway for a distance of 1361.89 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 521.27 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 300.00 feet; thence turn an angle of 89 degrees 53 minutes left and run in a Northerly direction for a distance of 552.99 feet to a point on the South right-of-way line of said U.S. Highway #280; thence turn an angle of 96 degrees 09 minutes left and run in a Westerly direction along said South right-of-way line for 301.74 feet to the point of beginning. Said parcel contains 3.699 acres, more or less. LESS AND EXCEPT the South 60 feet from the above described parcel.

Situated in Shelby County, Alabama.

SUBJECT TO easements, covenants, restrictions and rights-of-way of record, if any.

THIS PROPERTY DOES NOT CONSTITUTE A PART OF THE GRANTOR'S HOMESTEAD.

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

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25 day of Sept., 1997.

Inst # 1997-31083

Burlin McManus Jr.  
**BURLIN MCMANUS, JR.**

09/26/1997-31083  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 10.00

**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. 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 25th day of September 1997.

Douglas L. Key

Notary Public

My Commission Expires: \_\_\_\_\_

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