

This Instrument Was Prepared By:  
**Dickerson Morse & Yost, P. C.**  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Susan M. Manley  
1524 Timber Drive  
Helena, Alabama 35080

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$117,500.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Brian H. Thorn and Suzanne B. Thorn, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Susan M. Manley, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

**Lot 39, according to the Survey of Timber Park, Phase III, as recorded in Map Book 15 page 11 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Note: \$40,000.00 of the above purchase price is in the form of a mortgage in favor of Southern Capital Resources, Inc., executed and recorded simultaneously herewith.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **1st day of July, 1999.**

  
\_\_\_\_\_  
**Brian H. Thorn**

  
\_\_\_\_\_  
**Suzanne B. Thorn**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Brian H. Thorn and Suzanne B. Thorn, husband and wife**, 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 **1st day of July, 1999.**

  
\_\_\_\_\_  
**Onnie D. Dickerson, III - Notary Public**

My Commission Expires: **4/23/2000**

Inst # **1999-28187**

**07/06/1999-28187  
01:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 86.00**