

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

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
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SEND TAX NOTICE TO: _____

Inst # 2000-23922

WARRANTY DEED

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **SYBIL MCMANUS**, a widow (herein referred to as grantor) does grant, bargain, sell and convey unto **BURLIN D. MCMANUS, JR., WELDON MCMANUS, SHERRA GUTHRIE, THERESA MOORE and REBECCA O. LYNN** (herein referred to as GRANTEES) reserving unto the grantor, **SYBIL MCMANUS**, a life estate in the following described real estate situated in Shelby County, Alabama to-wit:

A lot in the SE 1/4 of NE 1/4 of Section 27, Township 19, Range 1 West, described as follows: Commence at the SE corner of SE 1/4 of NE 1/4 of Section 27, Tp. 19, Range 1 West, and run North 2 deg. 30 min. West 465 feet, more or less, to the North right of way line of the Florida Short Route Highway for point of beginning of lot herein described; from said point of beginning run South 40 deg. West along the North right of way line of said Highway for 200 feet, thence North 46 deg. 30 min. West along the East line of W. W. Lewis Enterprises, Inc. Property 288 feet; thence run North 40 deg. East 500 feet, more or less, to the East line of the SE 1/4 of NE 1/4 of Section 27, Tp. 19, Range 1 West, thence run South along said East line of SE 1/4 of NE 1/4 416 feet to the point of beginning. Situated in Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever, subject to the reservation of the life estate of **SYBIL MCMANUS**, grantor.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of July, 2000.

Sybil W. McManus
SYBIL MCMANUS

10734762000-23922
AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 SNA 13.00

STATE OF ALABAMA)
SHELBY COUNTY)

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

Given under my hand and official seal this 13th day of July, 2000.

Linda J. Neal
Notary Public

07/17/2000-23922
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 13.00

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 6, 2003
FEDERAL EDITION NOT TO BE USED BY A NOTARY PUBLIC