

STATUTORY WARRANTY DEED

WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
TOM & LEIGH McMANUS
5465 HIGHWAY 280 EAST
BIRMINGHAM, AL 35242

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of TEN 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, I, RUTH A. PHILLIPS, (herein referred to as Grantor), do grant, bargain, sell and convey unto THOMAS W. McMANUS and wife, LEIGH A. McMANUS, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2 of LAKEVIEW FAMILY SUBDIVISION, approximately 5.33 acres as recorded in Book 27, Page 136 of Probate Records.

Better described as follows:

Commence at the SE corner of the SW ¼ of the SW ¼ of Section 20, Township 19 South, Range 1 West (the beginning point), and run north 01°19'13" east for 203.35 feet; thence run north 88°40'47" west for 466.69 feet; thence run south 01°06'59" west for 499.50 feet; thence run south 89°01'30" east for 466.69 feet; thence run north 00°58'30" east for 293.34 feet to the beginning point. And excludes that portion that is south of the north line of a private road entering the SE corner of said parcel as shown on the above subdivision plot.

Together with:

An Easement: for a private road as described in instrument recorded in Book 307, at Page 407, and amended by instrument recorded in Book 309, Page 193 of Probate Records; and a nonexclusive Easement to use the roadway presently in existence over a strip of Land of the width of 30 feet which extends westwardly from the paved Florida Short Route (old U. S. 280) to a point on the east line of the NE ¼ of the NW ¼ of Section 29, Township 19 South, Range 1 West, said thirty-foot strip of land lying 20 feet north of and 10 feet south of the line dividing said Sections 20 and 29.

Inst # 2001-04710

**02/09/2001-04710
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 14.50**

An Easement (recorded as inst # 2000-16981 of Probate Records): for purposes of ingress and egress, vehicular traffic, and the installation of utilities, sewer, water and telephone; upon the southernmost edge, running 30 feet northerly in width and running the length of the property described as:

The SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 West.

Also:

That portion of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, that is north of the south line of a private road that runs approximately down the north line of said quarter-quarter section all in Shelby County, Alabama.

An Easement: for a private road as recorded on the LAKEVIEW FAMILY SUBDIVISION as recorded in Book 27, Page 136 of Probate Records.

Subject to other easements, restrictions and reservations of record, if any.

Subject to ad valorem taxes due, if any and for subsequent years not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantee their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8th day of February 2001.

Ruth A. Phillips
Ruth A. Phillips

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ruth A. Phillips, 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 this conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 8 day of February 2001.

[Signature]
Notary Public
My Commission Expires: 3/00

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