

SEND TAX NOTICE TO:

(Name)

(Address)

20020708000313860 Pg 1/1 34.00
Shelby Cnty Judge of Probate, AL
07/08/2002 11:14:00 FILED/CERTIFIED

This instrument was prepared by

(Name)

(Address)

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

~~SHELBY~~

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

TWENTY-THREE THOUSAND SIX HUNDRED FIFTY

That in consideration of _____ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank P. Chesser, Jr. and Ester L. Chesser

(herein referred to as grantors) do grant, bargain, sell and convey unto

Burlin McManus, Jr. and Lynda McManus

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Commence at the Northeast Corner of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South along the East Boundary line of said section for a distance of 1569.31 feet to the Point of Beginning; thence turn an angle of 44 degrees 00 minutes 01 seconds to the left for a distance of 584.29 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left for a distance of 125.50 feet; thence turn an angle of 04 degrees 47 minutes 55 seconds to the right for a distance of 52.68 feet; thence turn an angle of 94 degrees 47 minutes 55 seconds to the left for a distance of 404.39 feet to the East Boundary line of said section; thence turn an angle of 44 degrees 00 minutes 07 seconds to the left and run north along the said east boundary line of said section for a distance of 256.23 feet to the point of beginning. Containing 2.01 acres more or less.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, we _____ have hereunto set our _____ hand(s) and seal(s), this 28th day of June, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)

Frank P. Chesser, Jr.

Frank P. Chesser, Jr.

Ester L. Chesser

Ester L. Chesser

STATE OF ALABAMA

Shelby

COUNTY

Cathy Ingram, a Notary Public in and for said County, in said State, hereby certify that Frank P. Chesser, Jr. and Ester L. Chesser are _____ signed to the foregoing conveyance, and who are _____ known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 28th day of June, A. D., 2002

MY COMMISSION EXPIRES JULY 25, 2005

Cathy Ingram

Notary Public