

**CORPORATION FORM WARRANTY DEED,  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

✓ This instrument was prepared by:  
**B. CHRISTOPHER BATTLES**  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
**David Manuel and Kimberly D. Manuel**  
2018 Kent Dairy Road  
Alabaster, Alabama 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Seventy five thousand six hundred and no/100 (\$75,600.00)** to the undersigned grantor **Abana Realty**, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Abana Realty** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Manuel and Kimberly D. Manuel** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Mineral and mining rights excepted

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

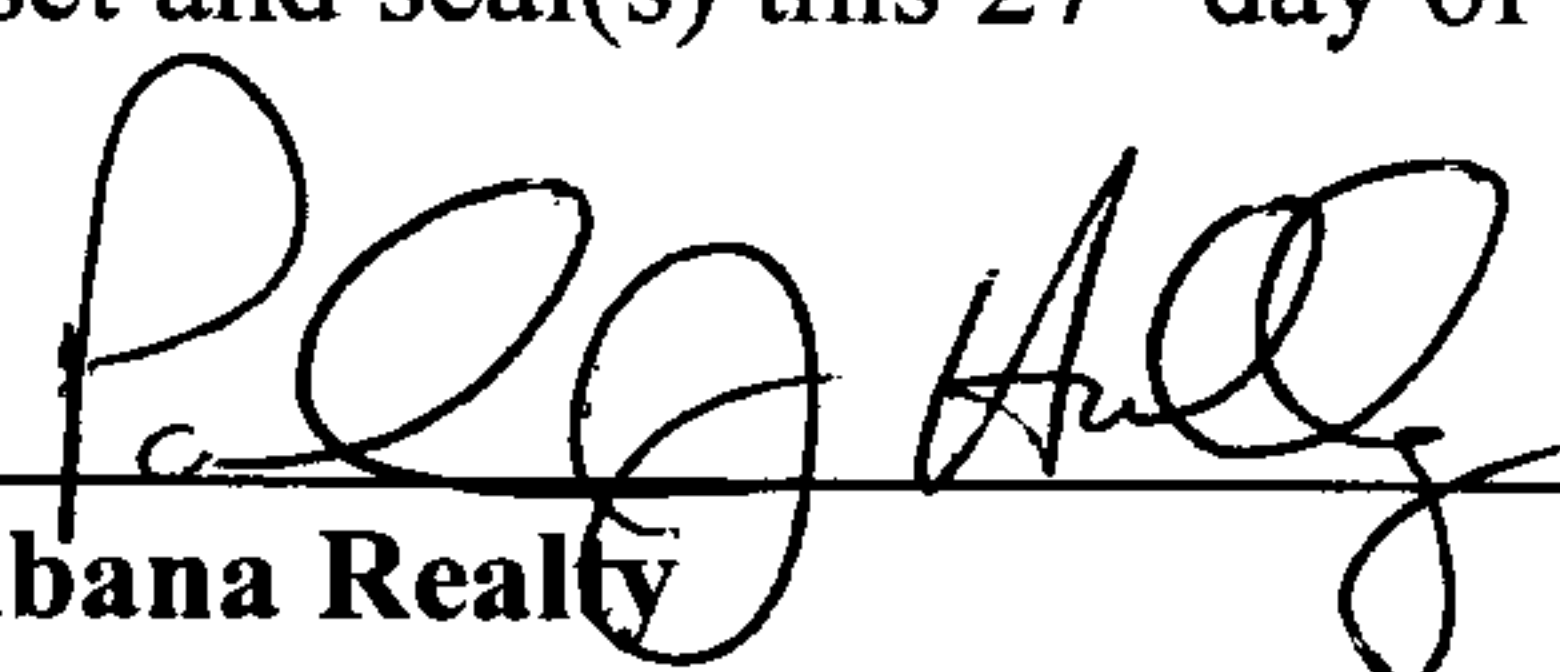
\$60,450.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Abana Realty**, by Paul J. Holley, its President, who is authorized to execute this conveyance, has hereunto set and seal(s) this 27<sup>th</sup> day of June, 2002.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Abana Realty**  
**By: Paul J. Holley**  
**Its: President**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Paul J. Holley**, whose name as President of **Abana Realty**, a corporation 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, he/she, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal, this 27<sup>th</sup> day of June, 2002.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-05

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 Section 14, Township 21 South, Range 3 West, run South along east line of said 1/4 - 1/4 section 15.0 feet to the south line of Maylene Road; thence south 87 degrees 30 minutes west along Maylene Road 611.0 feet to point of beginning; thence continue along same line 200.0 feet; thence south 6 degrees 45 minutes east 114.84 feet; thence go North 83 degrees 18 minutes east a distance of 199.46 feet, (deed 73 degrees 15 minutes), (north 83 degrees 18 minutes 32 seconds east, 193.74 feet measured to a found iron pin); thence go North 6 degrees 45 minutes west a distance of 100.00 feet (North 6 degrees 45 minutes 00 seconds west 100.28 feet - measured to a found iron pin) to the point of beginning of the tract herein described.