

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

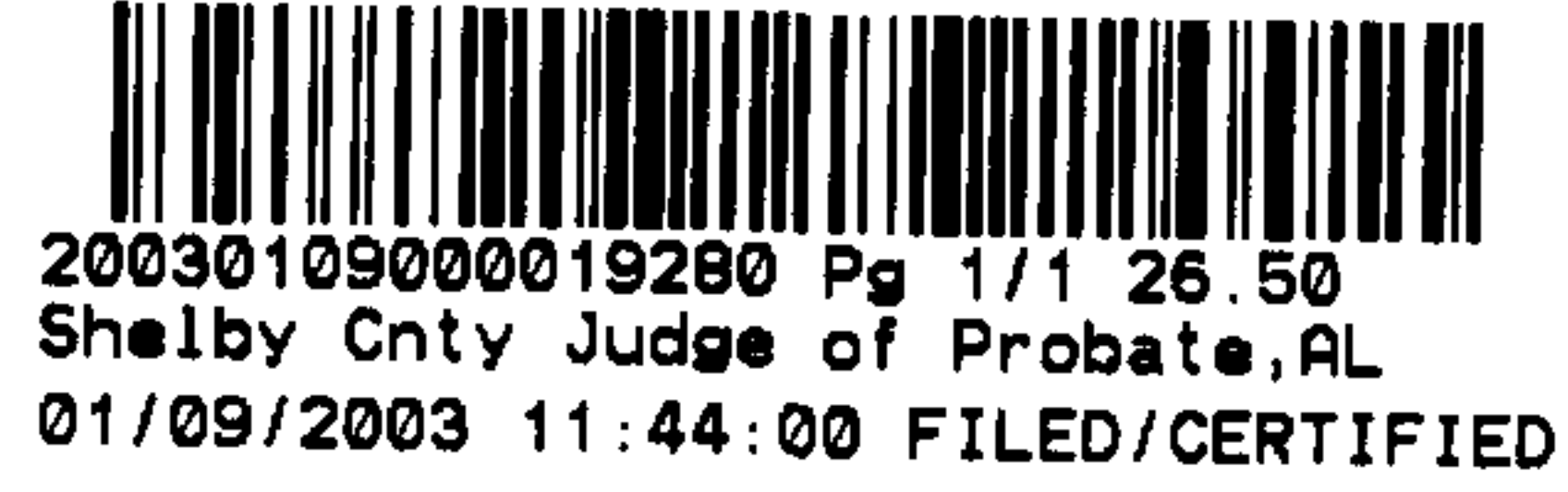
(Name) Jeffery J. McManus

(Address) P.O. Box 527

Chelsea, AL 35043

This instrument was prepared by:

Form 1-1-27 Rev. 4/99 **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas**



**STATE OF ALABAMA**  
Shelby COUNTY }

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Fifty Four Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,  
Scott Lee Cameron and wife, Misty Clarke Cameron

(herein referred to as grantor, whether one or more), bargain, sell and convey unto  
Jeffery J. McManus and Jennifer McManus

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 31-B, according to the Survey of Hunter Hills, Phase Two, as recorded in Map Book 22, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

\$138,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 31st day of December, 2002.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Scott Lee Cameron (Seal)  
Scott Lee Cameron (Seal)  
Misty Clarke Cameron (Seal)  
Misty Clarke Cameron (Seal)

**STATE OF ALABAMA**  
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Scott Lee Cameron and Misty Clarke Cameron whose name sare 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 31st day of December, A. D. 20 02  
My Commission Expires: 10/16/04

Notary Public  
Notary Public.