


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

46 00
Send Tax Notice to:
Marvin L. Sponaugle
1810 U.S. Alt 19S, Suite N
Tarpon Springs, FL 34689

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20031204000787670 Pg 1/3 46.00
Shelby Cnty Judge of Probate, AL
12/04/2003 01:10:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-FIVE THOUSAND, SIX HUNDRED TWENTY-FIVE AND NO/100 DOLLARS(\$25,625.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **SHERRIA GUTHRIE**, a married woman; **BURLIN McMANUS, JR.**, a married man; **THERESA MOORE**, a married woman; **REBECCA McMANUS LYNN**, a single woman; and **WELDON McMANUS**, a single man (herein referred to as grantor) bargain, sell and convey unto, **Marvin L. Sponaugle and Beverly L. Sponaugle**, (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in: Shelby County, Alabama, to-wit:

All our undivided 1/8th interest in and to the following described property, to-wit:
The SE ¼ of the SE ¼, Section 22, Township 18 South, Range 1 East, Shelby County, Alabama.
Situating in Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantors, or of their respective spouses.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of December 2003.

Sherrie Guthrie
SHERRIA GUTHRIE

Burlin McManus Jr.
BURLIN McMANUS, JR.

Theresa Moore
THERESA MOORE

Rebecca McManus Lynn
REBECCA McMANUS LYNN

Weldon McManus
WELDON McMANUS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Sherria Guthrie, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2003.

Janet I Parson
Notary Public

My commission expires: 10-16-04

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Burlin McManus, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2003.

Janet I Parson
Notary Public

My commission expires: 10-16-04

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Theresa Moore, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2003.

Janet I Parson
Notary Public

My commission expires: 10-16-04

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rebecca McManus Lynn, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2003.

Janet I Parson
Notary Public

My commission expires: 10-16-04

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Weldon McManus, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2003.

Janet J. Paison
Notary Public

My commission expires: 10-16-04