

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **VICKEY MANN**, an unmarried woman, **DARLA J. PAIR**, a married woman, and **THOMAS VIRGLE MANN**, and wife, **JOSEPHINE W. MANN** does grant, bargain, sell and convey unto **THOMAS A. MANN**, the following described real estate situated in Shelby County, Alabama, to wit:

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 53 minutes 30 seconds East along the West boundary line of said quarter - quarter section for a distance of 647.64 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 300.00 feet to the East right of way line of April Lane; thence North 0 degrees 53 minutes 30 seconds West along said east right of way line of April Lane for a distance of 50.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 367.46 feet; thence South 14 degrees 01 minutes 30 seconds East, a distance of 237.50 feet to the POINT OF BEGINNING; thence North 89 degrees 02 minutes 30 seconds East, a distance of 85.00 feet to the centerline of a creek; thence South 39 degrees 18 minutes 36 seconds East along said creek centerline for a distance of 151.28 feet; thence South 19 degrees 01 minutes 52 seconds West along said creek centerline for a distance of 40.61 feet; thence South 89 degrees 02 minutes 30 seconds West, a distance of 586.33 feet to the East right of way line of April Lane; thence North 0 degrees 55 minutes 21 seconds West along said east right of way line of April Lane for a distance of 156.80 feet; thence North 89 degrees 02 minutes 30 seconds East, a distance of 421.25 feet to the POINT OF BEGINNING; said described tract containing 2.02 acres, more or less.

Also - Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 53 minutes 30 seconds East along the West boundary line of said quarter - quarter section for a distance of 647.64 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 300.00 feet to the East right of way line of April Lane; thence North 0 degrees 53 minutes 30 seconds West along said East right of way line of April Lane for a distance of 50.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 367.46 feet; thence South 14 degrees 01 minutes 30 seconds East, a distance of 237.50 feet; thence North 89 degrees 02 minutes 30 seconds East, a distance of 85.00 feet to the centerline of a creek; thence South 39 degrees 18 minutes 36 seconds East along said creek centerline for a distance of 151.28 feet; thence South 19 degrees 01 minutes 52 seconds West along said creek centerline for a distance of 40.61 feet to the POINT OF BEGINNING; thence South 17 degrees 56 minutes 23 seconds West along said creek centerline for a distance of 41.55 feet; thence South 89 degrees 02 minutes 30 seconds West, a distance of 572.90 feet to the East right of way line of April Lane; thence North 0 degrees 55 minutes 21 seconds West along said East right of way line of April Lane for a distance of 39.31 feet; thence North 89 degrees 02 minutes 30 seconds East, a distance of 586.33 feet to the POINT OF BEGINNING; said described tract containing 0.52 acres, more or less.

The above described property is not the homestead of the grantors herein.

This deed is given to correct a deed dated January 12, 2003 recorded as Instrument No. 20030218000100750 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee(s), his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we shall and our heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

Conwill & Justice

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 24th day of November, 2004.

Witness

Vickey Mann
VICKEY MANN

Witness

Darla J. Pair
DARLA J. PAIR

Witness

THOMAS VIRGLE MANN
THOMAS VIRGLE MANN

Witness

Josephine W. Mann
JOSEPHINE W. MANN

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that VICKEY MANN 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 the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of November, 2004.

Deanna J. Kirby
Notary Public
My Commission Expires: 11-24-04

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DARLA J. PAIR 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 the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 2004.

Kelly S. Armstrong
Notary Public
My Commission Expires: 8-13-05

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that THOMAS VIRGLE MANN 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 the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Nov., 2004.

Barbara D. Johnson
Notary Public
My Commission Expires: 11/14/04

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOSEPHINE W. MANN 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 the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Nov., 2004.

Barbara D. Johnson
Notary Public
My Commission Expires: 11/14/04