

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

THIS INSTRUMENT WAS PREPARED BY:  
MARGARET M. CASEY, ATTORNEY AT LAW  
KEY, GREER, FRAWLEY, KEY & HARRISON  
POST OFFICE BOX 250  
COLUMBIANA, ALABAMA 35051

PLEASE SEND TAX NOTICE TO:  
*Burlin MC Manes, Jr.*  
*PO Box 104*  
*Westover, AL 35185*

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

*\$5000.00*

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **LYNDA L. MCMANUS**, a married woman, **JEFFREY MCMANUS**, a married man, and **KIMBERLY TATUM**, a married woman (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto **BURLIN D. MCMANUS, JR.**, and wife, **LYNDA L. MCMANUS**, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, ALABAMA, to-wit:

*A parcel of land located in the NE 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, and run in a Westerly direction 976.40 feet along the North line of said 1/4-1/4 Section to a point on the South right-of-way line of U.S. Highway #280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right-of-way line of said highway for a distance of 1361.89 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 521.27 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 300.00 feet; thence turn an angle of 89 degrees 53 minutes left and run in a Northerly direction for a distance of 552.99 feet to a point on the South right-of-way line of said U.S. Highway #280; thence turn an angle of 96 degrees 09 minutes left and run in a Westerly direction along said South right-of-way line for 301.74 feet to the point of beginning. Said parcel contains 3.699 acres, more or less, LESS AND EXCEPT the South 60 feet from the above described parcel. Situated in Shelby County, Alabama.*

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

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

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 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, I/we have hereunto set my/our hand(s) and seal(s) this 21 day of October, 2008.

WITNESS:

Lynda L. McManus (L.S.)  
Lynda L. McManus

Jeffrey McManus (L.S.)  
Jeffrey McManus

Kimberly Tatum (L.S.)  
Kimberly Tatum

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynda McManus, 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 21 day of October, 2008.

Theresa L. Moore  
Notary Public  
My Commission Expires: 11-19-2011



STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey McManus, 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 21 day of October, 2008.

Theresa L. Moore  
Notary Public  
My Commission Expires: 11-19-2011



STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly Tatum, 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 21 day of October, 2008.

Theresa L. Moore  
Notary Public  
My Commission Expires: 11-19-2011

