

381,000.00
J.E.E.


SEND TAX NOTICE TO:

Jackie E. Elliott / Judith H. Elliott

76 Bentley Circle

Shelby, Alabama 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20100624000200620 1/2 \$395.00
Shelby Cnty Judge of Probate, AL
06/24/2010 12:05:26 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Michael A. Manning** and wife, **Missy K. Manning** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jackie E. Elliott** and wife, **Judith H. Elliott** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 19 South, Range 3 West more particularly described as follows:

Commence at the Northwest corner of said 1/4-1/4 Section thence in a Southerly direction along the Westerly line of said 1/4-1/4 Section a distance of 451 feet; thence 72 degrees 10 minutes left, in a Southeasterly direction a distance of 210 feet to the point of beginning; thence 72 degrees 10 minutes right in a Southerly direction a distance of 74.11 feet; thence 35 degrees 09 minutes 10 seconds left in a Southeasterly direction a distance of 177.02 feet; thence 90 degrees left in a Northeasterly direction a distance of 120.96 feet; thence 90 degrees left in a Northwesterly direction a distance of 180.00 feet; thence 90 degrees, left in a Southwesterly direction a distance of 26.50 feet; thence 76 degrees 28 minutes 40 seconds right in a Northwesterly direction a distance of 61.56 feet; thence 80 degrees 06 minutes 26 seconds left in a Southwesterly direction a distance of 37.64 feet to the point of beginning. Situated in Shelby County, Alabama.

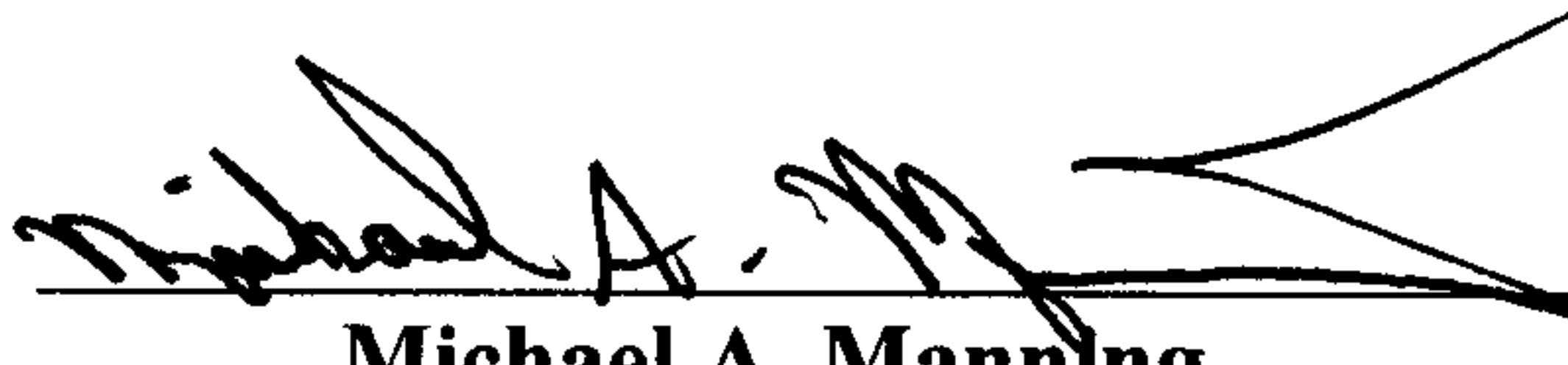
This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, 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 will and 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, I, or each of us, have hereunto set my or our hands and seals, this 23rd day of June, 2010.

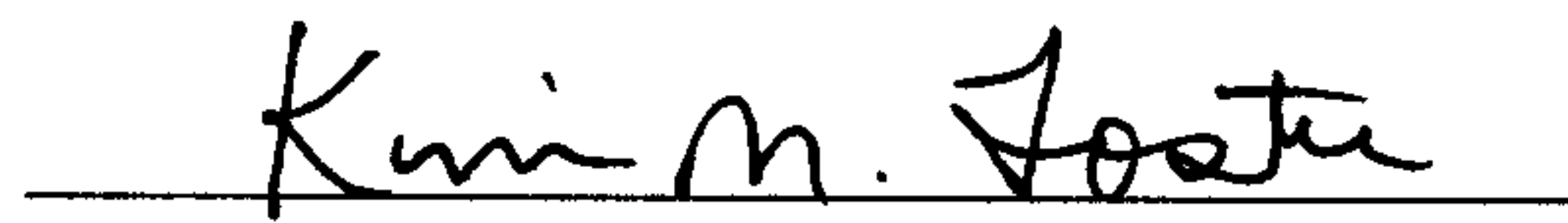
 (SEAL)
Michael A. Manning

 (SEAL)
Missy K. Manning

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Manning** and wife, **Missy K. Manning**, whose names are 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 23rd day of June, 2010.

 (SEAL)
Notary Public