


THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
STEVEN CLINKSCALES
2801 Re-view Road Apt. 1314
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20121228000495670 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
12/28/2012 08:56:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Forty Two Thousand and 00/100 Dollars (\$42,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, REBECCA MCMANUS, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto STEVEN CLINKSCALES AND KIMBERLI CLINKSCALES (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A

\$33,600 OF THE CONSIDERATION WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 21st day of NOVEMBER, 2012.


REBECCA MCMANUS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, REBECCA 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of NOVEMBER, 2012.


Notary Public

My Commission Expires: 9/27/2014





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EXHIBIT "A"

Commence at the Southwest corner of Section 9, Township 19 South, Range 2 East, thence run East along the South boundary of said Section 9 a distance of 1335.02 feet; thence turn a deflection angle to the left of 91 degrees 40 minutes 32 seconds, and run Northerly a distance of 654.69 feet to a point on the Southern right of way line of County Highway #81; thence turn a deflection angle right of 40 degrees 05 minutes 42 seconds, and run Northeasterly along said right of way line a distance of 56.29 feet to the point of beginning of herein described parcel of land; thence continue along the last named course a distance of 43.12 feet; thence turn a deflection angle left of 07 degrees 37 minutes 50 seconds, and run Northeasterly along said right of way line a distance of 100.41 feet; thence turn a deflection angle left of 03 degrees 54 minutes 08 seconds, and run Northeasterly along said right of way a distance of 100.67 feet; thence turn a deflection angle left of 03 degrees 50 minutes 20 seconds, and run Northeasterly along said right of way line a distance of 19.50 feet; thence turn a deflection angle right of 75 degrees 28 minutes 16 seconds, and run Southeasterly a distance of 419.98 feet; thence turn a deflection angle left of 78 degrees 24 minutes 01 seconds, and run Northeasterly a distance of 209.90 feet; thence turn a deflection angle right of 78 degrees 24 minutes 01 seconds, and run Southeasterly a distance of 1075.07 feet to a point in the center of Blue Spring Branch; thence turn a deflection angle right of 157 degrees 24 minutes 14 seconds, and run Southwesterly a distance along the centerline of said Blue Spring Branch a distance of 29.84 feet, and continue along the centerline of Blue Spring Branch for the following courses; thence turn a deflection angle left of 57 degrees 24 minutes 33 seconds for a distance of 37.04 feet; thence turn a deflection angle left of 64 degrees 51 minutes 51 seconds for a distance of 64.00 feet; thence turn a deflection angle left of 08 degrees 04 minutes 40 seconds for a distance of 50.00 feet; thence turn a deflection angle left of 79 degrees 51 minutes 41 seconds for a distance of 62.73 feet; thence turn a deflection angle right of 70 degrees 04 minutes 03 seconds for a distance of 77.56 feet; thence turn a deflection angle left of 34 degrees 00 minutes 54 seconds for a distance of 68.70 feet; thence turn a deflection angle right of 72 degrees 08 minutes 49 seconds for a distance of 61.81 feet; thence turn a deflection angle right of 47 degrees 36 minutes 23 seconds for a distance of 135.36 feet; thence turn a deflection angle left of 83 degrees 24 minutes 11 seconds for a distance of 140.19 feet; thence turn a deflection angle left of 93 degrees 32 minutes 51 seconds for a distance of 69.76 feet; thence turn a deflection angle right 40 degrees 37 minutes 10 seconds for a distance of 64.32 feet; thence turn a deflection angle right of 76 degrees 34 minutes 50 seconds for a distance of 50.01 feet; thence turn a deflection angle right of 67 degrees 21 minutes 57 seconds for a distance of 56.97 feet; thence turn a deflection angle right of 00 degrees 01 minutes 30 seconds, and run Southwesterly leaving the centerline of said Blue Spring Branch for a distance of 93.94 feet; thence turn a deflection angle right of 88 degrees 58 minutes 54 seconds, and run Northwesterly a distance of 217.77 feet; thence turn a deflection angle left of 24 degrees 37 minutes 59 seconds, and run Northwesterly a distance of 959.82 feet; thence turn a deflection angle left of 00 degrees 54 minutes 30 seconds, and run Northwesterly a distance of 101.15 feet; thence turn a deflection angle right of 01 degrees 21 minutes 59 seconds, and run Northwesterly a distance of 529.41 feet; thence turn a deflection angle left of 00 degrees 27 minutes 43 seconds, and run Northwesterly a distance of 277.54 feet to the point of beginning.

Situated, lying and being in Shelby County, Alabama.

Grantor's Name Rebecca McManis
Mailing Address clo George Vaughn
302 Cahaba Park Circle SE
Bham AL 35244

Grantee's Name Steven Clinkscales
Mailing Address 2801 Riverview Road
Apt. 1314
Birmingham - AL 35212

Property Address Metest Bonds

Date of Sale 11/21/2012
Total Purchase Price \$ 44,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/21/2012

Print George M. Vaughn

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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