



20130809000325430 1/3 \$677.50
Shelby Cnty Judge of Probate, AL
08/09/2013 01:14:45 PM FILED/CERT

Shelby County, AL 08/09/2013
State of Alabama
Deed Tax:\$657.50

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
Gale C. McManus, Trustee
Gale C. McManus Management Trust
5288 Greystone Way
Birmingham, Alabama 35242-7215

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

GALE C. McMANUS, a married woman,
joined by her husband, **JAMES T. McMANUS, II**,
whose mailing address is **5288 Greystone Way, Birmingham, Alabama 35242-7215**,

(hereinafter referred to each singularly as "Grantor" and collectively as "Grantors"), in hand paid by

**GALE C. McMANUS, OR ANY SUCCESSOR(S),
AS TRUSTEE OF THE GALE C. McMANUS MANAGEMENT TRUST,
DATED JULY 2, 2013,**

whose mailing address is **5288 Greystone Way, Birmingham, Alabama 35242-7215**,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (**having a property address of 5288 Greystone Way, Birmingham, Alabama 35242, and an Assessor's Market Value of \$657,400.00, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 03 8 28 0 001 045.000**), to-wit:

**Lot 36, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17,
Page 54 A, B & C, in the Probate Office of Shelby County, Alabama.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property conveyed hereby.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple forever.

NOTE: The real property conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute as a part of the trust estate held in that certain trust (hereinafter referred to as the "Trust") established under the terms of a certain revocable trust agreement entered into on July 2, 2013, by Gale C. McManus, as grantor and trustee therein, entitled the "Gale C. McManus Management Trust", as the same may be amended and/or restated from time to time (the "Trust Agreement"), for the benefit of the beneficiary(ies) as provided therein.

NOTE: The real property hereby conveyed **IS, and following this conveyance, WILL REMAIN**, the homestead of the Grantors. The Grantor, Gale C. McManus, is the primary beneficiary of the Trust.

NOTE: James T. McManus, II, one of the Grantors named herein and the husband of Gale C. McManus, acknowledges that he has no title to the real property being hereby conveyed and that he is executing this instrument solely for the purpose of complying with homestead laws of the State of Alabama and acknowledging his consent and agreement to the conveyance of his homestead, the real property that is the subject of this instrument.

NOTE: The real property conveyed hereby was acquired by the Grantor, Gale C. McManus, by deed from James T. McManus, II and Gale C. McManus dated February 23, 2007, and filed for record on March 1, 2007, in Document No. 20070301000092690 in the Probate Office of Shelby County, Alabama.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**



20130809000325430 2/3 \$677.50
Shelby Cnty Judge of Probate, AL
08/09/2013 01:14:45 PM FILED/CERT

2nd IN WITNESS WHEREOF, the Grantors have hereto set Grantors' hands and seals on this the day of August, 2013.

"Grantors"

Gale C. McManus
Gale C. McManus

James T. McManus, II
James T. McManus, II

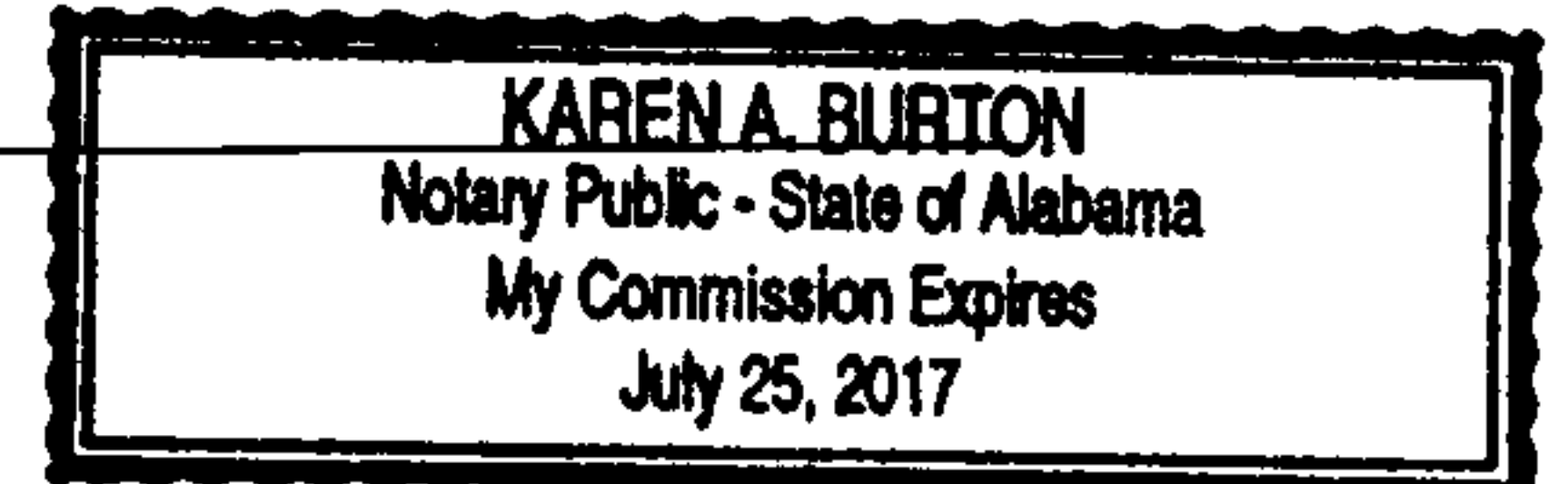
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gale C. McManus and James T. McManus, II, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 2 day of August, 2013.

[NOTARIAL SEAL]

Karen A. Burton
Notary Public
My Commission Expires



This document prepared by:
Craig M. Stephens, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



20130809000325430 3/3 \$677.50
Shelby Cnty Judge of Probate, AL
08/09/2013 01:14:45 PM FILED/CERT