

General Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Two Thousand and 00/100 Dollars (\$22,000.00) cash in hand paid to

Peter C. McMANUS.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

James McMANUS

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

A part of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 in Section 17, Township 21 South, Range 3 West; run thence South along the East boundary of said Northeast 1/4 of Northwest 1/4 a distance of 607.76 feet to a point; thence turn right an angle of 70 Degrees 29 Minutes and run Southwesterly a distance of 139 feet to the Point of Beginning; thence continue on said course 148 feet to a point; thence turn right 98 Degrees 40 Minutes and run Northwesterly 192.21 feet to a point on the Southerly right-of-way line of Shelby County Highway No. 260, said right-of-way line lying 40 feet at right angles from the centerline; thence turn right 86 Degrees 53 Minutes 49 Seconds to tangent of a curve to the right, said curve having a radius of 914.93 feet and a central angle of 7 Degrees 33 Minutes 37 Seconds and run Easterly along and with said right-of-way line an arc distance of 120.73 feet to a point; thence turn right an angle of 76 Degrees 52 Minutes 34 Seconds from tangent, leaving said highway right of way, and run Southeasterly 170.43 feet to the Point of Beginning, making a closing left interior angle of 90 Degrees 00 Minutes to the initial course.

Property Address: 363 Hwy 260, Maylene, AL 35114
Parcel ID#23 4 17 0 000 009.000

Source of Title: Instrument #20091109000417790

The subject property ☒ is or ☐ is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20091109000417790.

 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Send Property TAX notice to:

363 Hwy 260
Maylene, AL
35114

Signed Peter McMANUS

Jessica L. Jelland
MCE 4/20/14


20131127000464020 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
11/27/2013 10:20:28 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Peter McManus
Mailing Address 363 HWY 260
Maylene, AL 35114

Grantee's Name James McManus
Mailing Address 404 PO Box
Maylene, AL 35114

Property Address 363 HWY 260
Maylene, AL
35114

Date of Sale 20 Nov 2013
Total Purchase Price \$ 22,000
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 27 Nov 2013

Print Peter McManus

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



20131127000464020 2/2 \$39.00
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Form RT-1