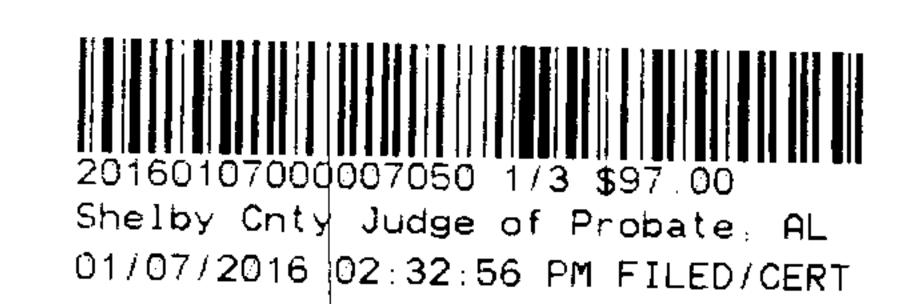
WARRANTY DEED - Prepared by Chris Maness STATE OF ALABAMA) SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS: That in consideration of Love and Affection and One Dollar to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I Brian Keith Maness, (an unmarried man) (herein referred to as grantor), grant, bargain, sell and convey unto my sons, Matthew Lee Maness and Christopher Brian Maness (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of E.A. Eddings property running West along Section line one Fourthy; Thence North one sixteenth of a mile: Thence East one fourth ¼; Thence South one sixteenth of a mile to the point of beginning. Containing 10 acres more or less. Lies in SW4 of SW4 of Section 26, Township 21, Range 3. Situated in Shelby County, Alabama. With existing right-of-ways and roadways used since 1945, based on statutes set down by Code of Alabama Laws.

To Have and To Hold to the said grantees, their heirs and assigns forever.

And WE do for myself (ourselves) and for our heirs, executors, and administrators come nant 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; that we have a good right to sell and convey the same 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, We have hereunto set our hands and seals, this

6th day of January, 2016

Delna Dulle (Seal)

(Seal)

(Seal)

Mithen Lee Many

Keturn to

Brian Keith Maness (Seal

Send tax notice to: Mathew Lee Maness 395 D+ M Road Montevallo, AL 35115

> Shelby County: AL 01/07/2016 State of Alabama Deed Tax:\$77.00

General Acknowledgment

20160107000007050 2/3 \$97.00 Shelby Cnty Judge of Probate, AL

01/07/2016 02:32:56 PM FILED/CERT

STATE OF ALABAMA ?
SHELBY County?

I, Jackie Sims , a Notary Public in and for said County, in said State, hereby certify that Brian Keith Maness, 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 executed the same voluntarily on the day the same bears date. Given under my hand and official seal this law day of Japanay , 2016

exp 8/29/2016 Notary Public

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

	Brian Keith Maness 395 D & M Road Montevallo AL 35115		Christopher Brian Maness Matthew Lee Maness 395 D & M Road Montevallo, AL 35115
Property Address	395 D & M Road Montevallo AL 35115	 Total Purchase Price	\$
		Or Actual Value	\$
		Or Market Value	\$_77,,000.00
	ce or actual value claimed on to n of documentary evidence is i		the following documentary evidence: (check
Bill of Sale		Appraisa	
Sales Co	ntract	X_Other A	<u>Issessor's Market Value</u>
of this form is not		rdation contains all of the re	equired information referenced above, the filing
Grantor's name and mailing address.	d mailing address – provide the na		conveying interest to property and their current
	d mailing address – provide the n	ame of the person or persons	to whom interest to property is being conveyed.
Property address –	the physical address of the prope	erty being conveyed, if available	e.
Date of Sale – the	date on which interest to the prope	erty was conveyed.	
Total purchase price offered for record.	e – the total amount paid for the p	ourchase of the property, both	real and personal, being conveyed by the instrument
Actual value- if the offered for record.	property is not being sold, the true This may be evidenced by an app	e value of the property, both re braisal conducted by a licensed	eal and personal, being conveyed by the instrument data appraiser or the assessor's current market value.
the property as determined the taxpayer will attest, to the best	ermined by the local official charge all be penalized pursuant to Code of my knowledge and belief that the false statements claimed on this	ed with the responsibility of va of Alabama 1975 § 40-22-1 (he ne information contained in this form may result in the imposit	s document is true and accurate. I further tion of the penalty indicated in Code of Alabama
Date: <u>January 7</u>	' <u>, 2016</u>	Sign <u>Ariston Ma</u> Christopher Brian Ma	aness, Grantee

20160107000007050 3/3 \$97.00 Shelby Cnty Judge of Probate, AL 01/07/2016 02:32:56 PM FILED/CERT