

Send Tax Notice To:

- 409 Smokey Road
- Alabaster, AL 35007

20160401000106040
04/01/2016 03:09:24 PM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$85,000.00, the amount of which can be verified in the Sales contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Robert W. McManus by Darlene Walker McManus as Attorney-in-Fact and Darlene Walker McManus, Husband and Wife, whose mailing address is 229 Silverstone Lane Ulaetaler AL (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Mark Reed, whose mailing address is 409 Smokey Road, Alabaster, AL 35007 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 409 Smokey Road, Alabaster, AL 35007; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
 Subject to restrictions, reservations, conditions, and easements of record.
 Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

Note; \$80,750.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Robert W. McManus by Darlene Walker McManus as Attorney-in-Fact and Darlene Walker McManus, Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s), this 30th day of March, 2016.

Robert W McManus by Darlene Walker
McManus as Attorney-in-Fact
Robert W. McManus by Darlene Walker
McManus as Attorney-in-Fact
Darlene Walker McManus
Darlene Walker McManus

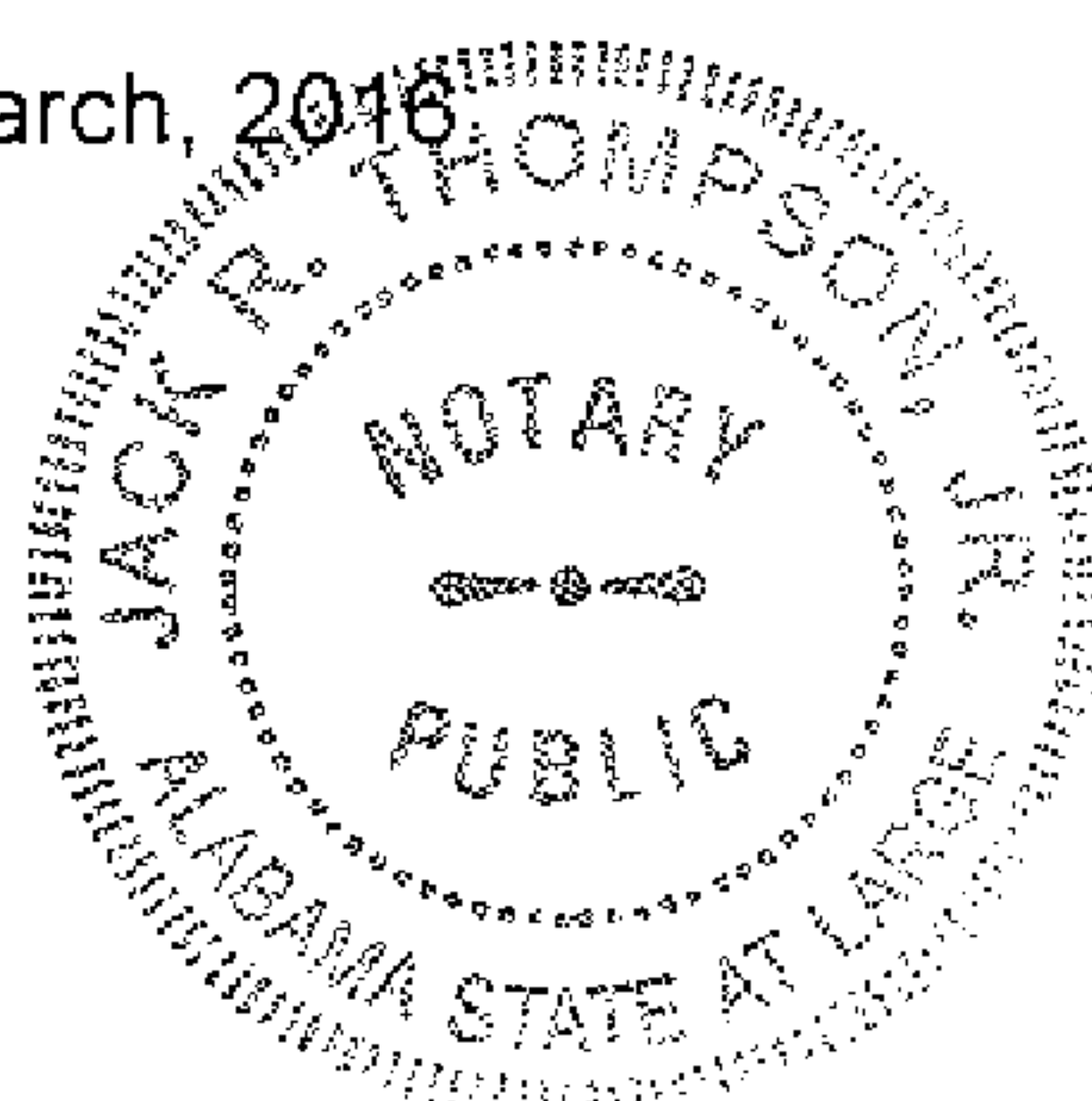
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Darlene Walker McManus whose name Individually and as Attorney in Fact for Robert W. McManus is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, Individually in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of March, 2016

Notary Public

10/31/2016



S16-0419CDF

EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of McManus Subdivision, as recorded in Map Book 38, Page 145, in the Probate Office of Shelby County, Alabama.

20160401000106040 04/01/2016 03:09:24 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/01/2016 03:09:24 PM
\$102.00 CHERRY
20160401000106040

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.