

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS AND WITHOUT REVIEW OF TITLE

PROPERTY ADDRESS:

1027 Kerry Drive
Calera, AL 35040

THIS INSTRUMENT WAS PREPARED BY:

Sylvion S. Moss, Esq.
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
Telephone: (205) 949-5580

Send Tax Notice To:

T&J Manson Family Trust
c/o Thomas M. Manson
4422 West El Camino Drive
Glendale, AZ 85302

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE HUNDRED SIXTY-NINE THOUSAND EIGHT HUNDRED and No/100 (\$169,800.00) DOLLARS (NO MONEY WAS EXCHANGED BETWEEN GRANTORS AND GRANTEE IN CONNECTION WITH THIS TRANSFER. THE CONSIDERATION RECITED IS THE CURRENT TAX VALUE AND IS PROVIDED FOR RECORDING PURPOSES ONLY) in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **THOMAS M. MANSON and wife, JANE M. MANSON** whose address is 4422 West El Camino Drive, Glendale, AZ 85302 (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto **THE T & J MANSON FAMILY TRUST** whose address is c/o Thomas M. Manson 4422 West El Camino Drive, Glendale, AZ 85302 (herein referred to as Grantee) the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Amended Map and Survey of Kinsale Garden Homes, 1st Sector, as recorded in Map Book 35, Page 49, in the Probate Office of Shelby County, Alabama.

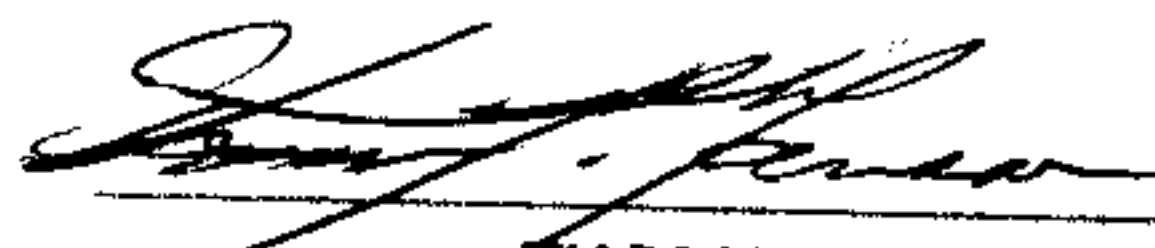
SUBJECT TO:

1. Ad Valorem taxes for current year 2017 and subsequent years not yet due and payable.
2. Existing easements, restrictions, covenants, rights of way and encumbrances of record, if any.

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

Grantors hereby covenant and agree with Grantee, its successors and assigns, that Grantors, their heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 23 day of January, 2017.


THOMAS M. MANSON

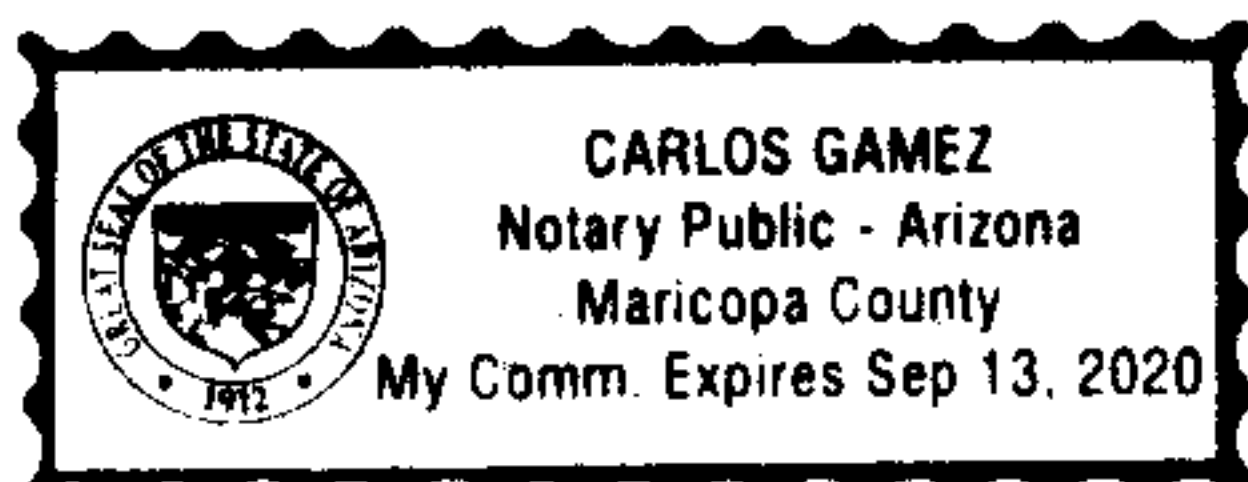

JANE M. MANSON

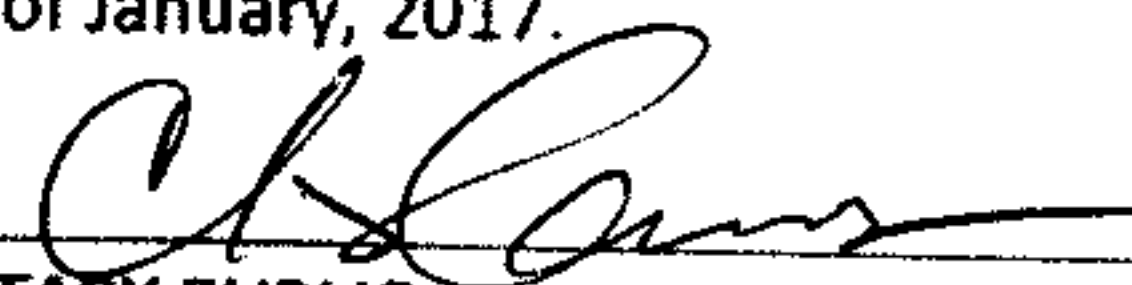
STATE OF ARIZONA)


MARICOPA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that THOMAS M. MANSON and wife, JANE M. MANSON, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, 2017.




NOTARY PUBLIC
My commission expires: Sep 13 2020


20170201000038760 2/2 \$188.00
Shelby Cnty Judge of Probate, AL
02/01/2017 09:08:09 AM FILED/CERT