

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
BURLIN D. MCMANUS, JR.
P.O. BOX 104
WESTOVER, ALABAMA 35185

WARRANTY DEED



20170314000085140 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:19 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND TO CLEAR TITLE, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, BURLIN D. MCMANUS, JR., a widower, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto BURLIN D. MCMANUS, JR., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

See attached Exhibit A

Burlin D. McManus, Jr. is the surviving Grantee in that certain deed recorded Instrument #; 20060829000424380; the other Grantee, Lynda McManus, died on or about February 13, 2015.

BURLIN D. MCMANUS, JR. and BURLIN MCMANUS, JR. is one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of March, 2017.

Burlin D McManus Jr (I.S.)
BURLIN D. MCMANUS, JR.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BURLIN D. MCMANUS, JR., 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2017.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/21

EXHIBIT A

Commence at the Northeast Corner of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South along the East Boundary line of said section for a distance of 1569.31 feet to the Point of Beginning; thence turn an angle of 44 degrees 00 minutes 01 seconds to the right for a distance of 584.29 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left for a distance of 125.50 feet; thence turn an angle of 04 degrees 47 minutes 55 seconds to the right for a distance of 52.68 feet; thence turn an angle of 94 degrees 47 minutes 55 seconds to the left for a distance of 404.39 feet to the East Boundary line of said section; thence turn an angle of 44 degrees 00 minutes 07 seconds to the left and run north along the said east boundary line of said section for a distance of 256.23 feet to the point of beginning.



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Grantor's Name:
BURLIN D. MCMANUS, JR.

Mailing Address:
P.O. BOX 104
WESTOVER, AL 35185

Property Address:

Grantee's name:
BURLIN D. MCMANUS, JR.

Mailing Address:
P.O. BOX 104
WESTOVER, AL 35185

Date of Sale: _____

Total Purchase Price: \$

or


Actual Value

or

Assessor's Market Value \$47,810 $\frac{1}{2} = 23,905$

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR


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