


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

STATE OF ALABAMA)
SHELBY COUNTY)


20170314000085150 1/3 \$22.00
Shelby Cnty Judge of Probate: AL
03/14/2017 08:16:20 AM FILED/CERT

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


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Burlin D. McManus, Jr. is the surviving Grantee in that certain deed recorded Instrument #; 20081029000420200; the other Grantee, Lynda L. McManus, died on or about February 13, 2015.

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.

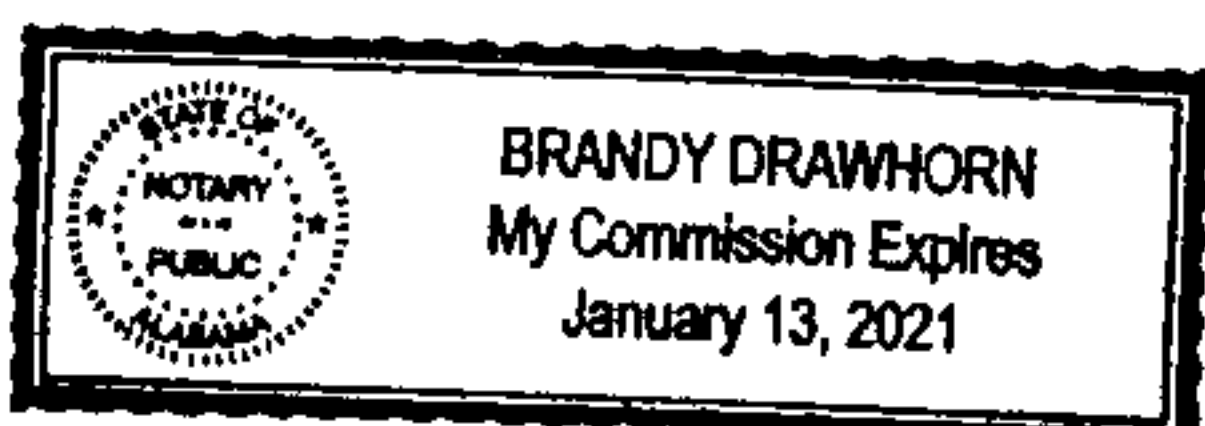
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of March, 2017.


BURLIN D. MCMANUS, JR. (L.S.)

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.






Notary Public
My Commission Expires: 1/13/21

EXHIBIT A

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, and run in a Westerly direction 976.40 feet along the North line of said 1/4-1/4 Section to a point on the South right-of-way line of U.S. Highway #280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right-of-way line of said highway for a distance of 1361.89 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 521.27 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 300.00 feet; thence turn an angle of 890 degrees 53 minutes left and run in a Northerly direction for a distance of 552.99 feet to a point on the South right-of-way line of said U.S. Highway #280; thence turn an angle of 96 degrees 09 minutes left and run in a Westerly direction along said South right-of-way line for 301.74 feet to the point of beginning. Said parcel contains 3.699 acres, more or less, LESS AND EXCEPT the South 60 feet from the above described parcel. Situated in Shelby County, Alabama.


20170314000085150 2/3 \$22.00
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Property Address:

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

Date of Sale: _____

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$258,900 12 = 129,450

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

_____ Front of Foreclosure Deed
 _____ Appraisal
 X Other TAX ASSESSOR



20170314000085150 3/3 \$22.00
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