

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)

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 #; 20081029000420210; 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.

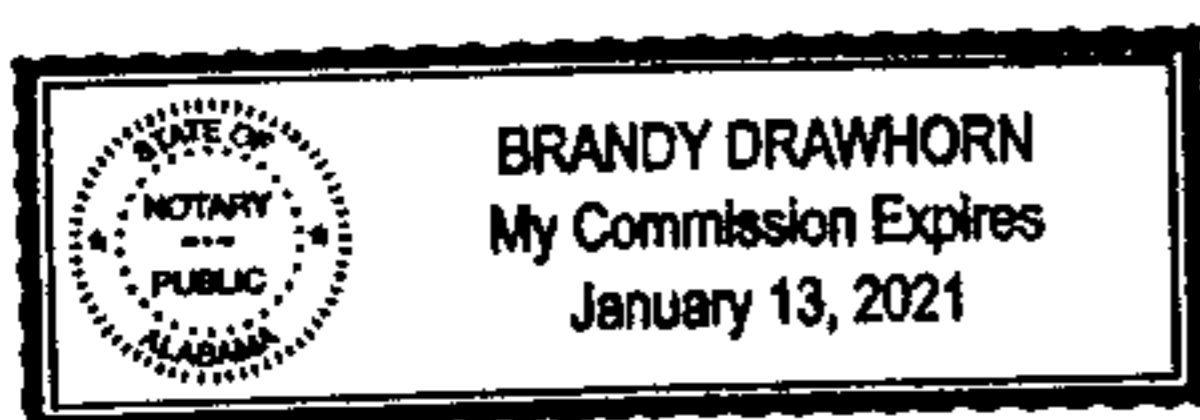
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of March, 2017.

Burlin D. McManus Jr (L.S.)
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.



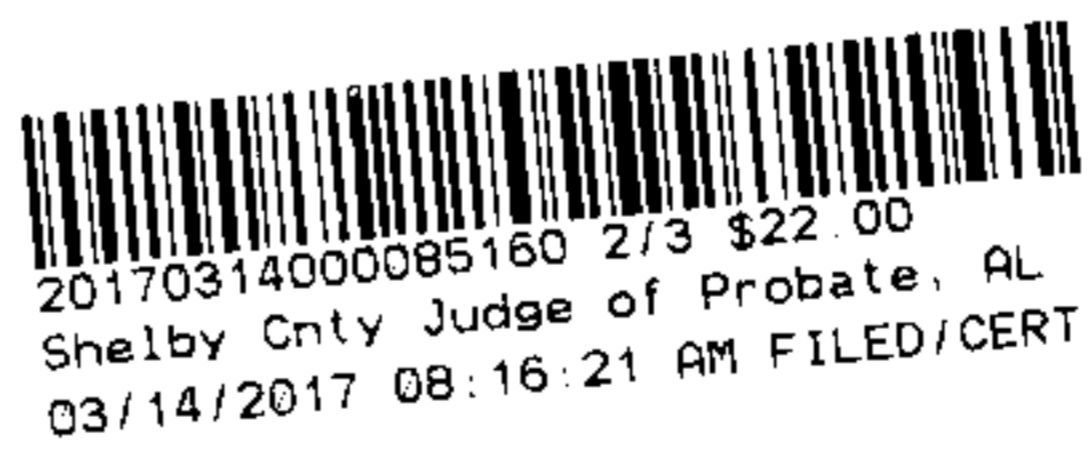
Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/21

20170314000085160 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:21 AM FILED/CERT

EXHIBIT A

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19, Range 1 East, run thence North along the East line of said SW 1/4 of NE 1/4 to the Southeasterly right of way line of U.S. Highway No. 280; thence turning an angle to the left of 97 ° 03' 30" and run in a Southwesterly direction along said Highway right of way for a distance of 607.16 feet to the point of beginning; thence continue on the same course along said Highway right of way line for a distance of 597.18 feet; thence turning an angle to the left of 83 ° 51' run in a Southerly direction for a distance of 352.62 feet; thence turning an angle to the right of 90 ° run in Westerly direction for a distance of 434.83 feet; thence turning an angle to the left of 90 ° run in a Southerly direction for a distance of 289.50 feet; thence turning an angle to the left of 90 ° 07' run in an Easterly direction for a distance of 299.02 feet; thence turning an angle to the right of 90 ° 32' and run in a Southerly direction for a distance of 136.82 feet to the Northwesterly right of way line of the Atlantic Coast Line Railroad; thence turning angle of 95 ° 46' 30" to the left run in a Northeasterly direction along said Northwesterly right of way of the Atlantic Coast Line Railroad for a distance of 721.23 feet; thence turning an angle of 83 ° 44' to the left and run in a Northerly direction for a distance of 775.08 feet to a point on the Southerly right of way line of U.S. Highway No. 280, said point being the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of way to Southern Bell Telephone and Telegraph Company, recorded in Vol. 335, page 469 and Vol. 312, page 463 in the Probate Office of Shelby County, Alabama; (3) Easement to Plantation Pipeline, as recorded in Vol. 287, page 446; Vol. 112, page 237 and Vol. 252, page 493, in the Probate Office of Shelby County, Alabama; (4) Right of way to Atlantic, Birmingham and Atlantic Railroad Company, recorded in Vol. 36, page 150, in the Probate Office of Shelby County, Alabama; (5) All easements, restrictions and reservations of record.



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 \$601,040 $\frac{1}{2} = 300,520$

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR



20170314000085160 3/3 \$22.00
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