

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 GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, BURLIN D. MCMANUS, JR., a widower, KIMBERLY M. TATUM, a married woman, and JEFFREY MCMANUS, a married man, (herein referred to as GRANTORS), 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

The hereinabove named Grantors constitute all of the Heirs at Law of Lynda L. McManus who died intestate on or about February 13, 2015.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named Grantors, namely, Kimberly M. Tatum and Jeffrey McManus, and/or their spouses.

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

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this 13th day of March, 2017.

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

Kimberly M. Tatum (L.S.)
KIMBERLY M. TATUM

Jeffrey McManus (L.S.)
JEFFREY MCMANUS

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

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY M. TATUM, 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 she 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.

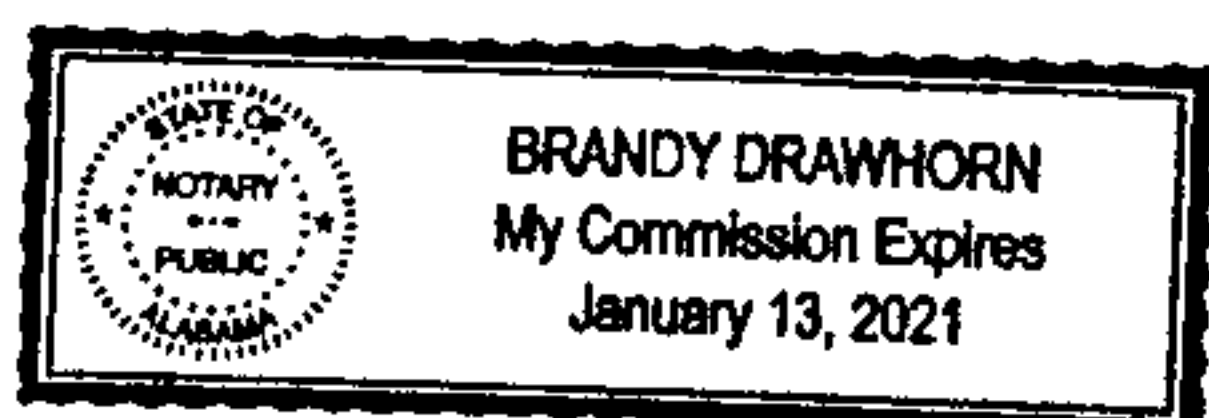


Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/21

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY MCMANUS, 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



20170314000085170 2/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT

EXHIBIT A

Commence at the NW corner of Section 26, Township 19 South, Range 1 West; thence run South along the West line of said Section 26, a distance of 1583.83 feet to the point of beginning; thence turn an angle of 38 deg. 34 min. to the left and run a distance of 451.80 feet, to a point on the North right of way of Alabama State Highway No. 280; thence turn an angle of 158 deg. 52 min. 08 sec. to the left and run a distance of 491.29 feet; thence turn an angle of 113 deg. 07 min. 52 sec. to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW1/4 of the NW1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre.


20170314000005170 3/8 \$38.00
Shelby Cnty Judge of Probate: AL
03/14/2017 08:16:22 AM FILED/CERT

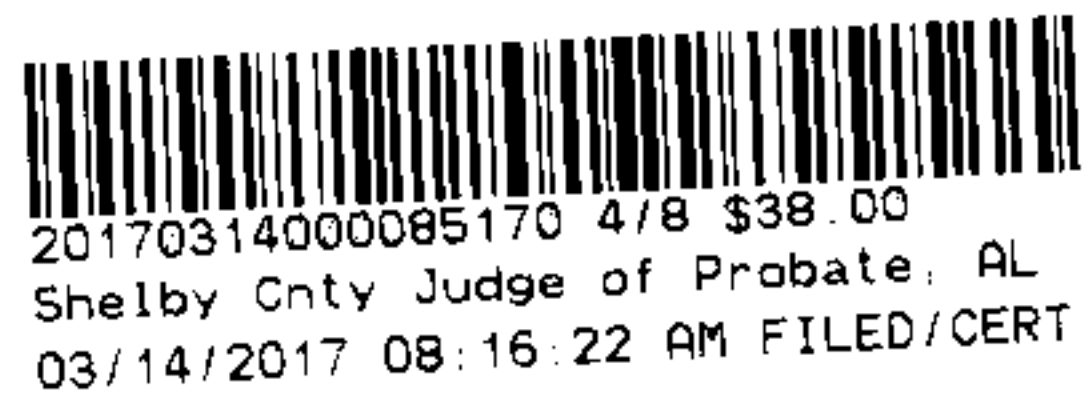
Property Address:

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

Date of Sale: _____
Total Purchase Price: \$ _____
or
Actual Value _____
or
Assessor's Market Value \$23,780

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

_____ Front of Foreclosure Deed
 _____ Appraisal
 X Other TAX ASSESSOR



THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

AFFIDAVIT AS TO DEATH AND HEIRS

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared Johnny W. Davis whose name is signed to this Affidavit and who is known to me, and who, being by me first duly sworn, deposes and says as follows:

My name is Johnny W. Davis and I reside in Shelby County, Alabama. I was personally acquainted with LYNDAL. MCMANUS who died on or about February 13, 2015. She died intestate and there has been no administration of her estate and she left no debts outstanding at the time of her death. During her lifetime she owned the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

I had known LYNDAL. MCMANUS for a period of more than twenty (20) years and I knew her family. She left surviving her spouse, namely BURLIN D. MCMANUS, JR. and her two children, namely, KIMBERLY M. TATUM and JEFFREY MCMANUS, who are all over the age of 19 years and are of sound mind.

Other than these said descendants, the said LYNDAL. MCMANUS was survived by no other descendant or no other child or children or descendant of a deceased child or children.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20th day of February, 2017.

AFFIANT -

STATE OF ALABAMA)
Shelby COUNTY)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 20th DAY OF February, 2017.

Brandy Drawhorn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/13/2021

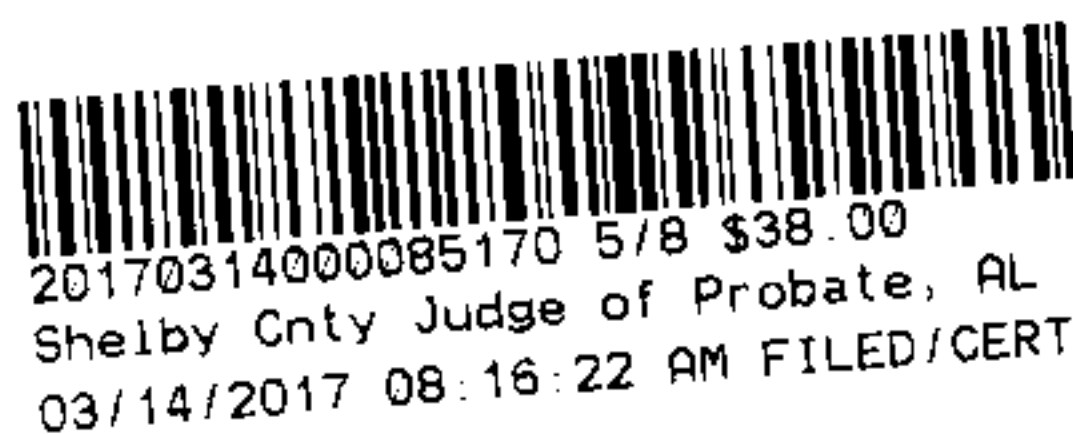
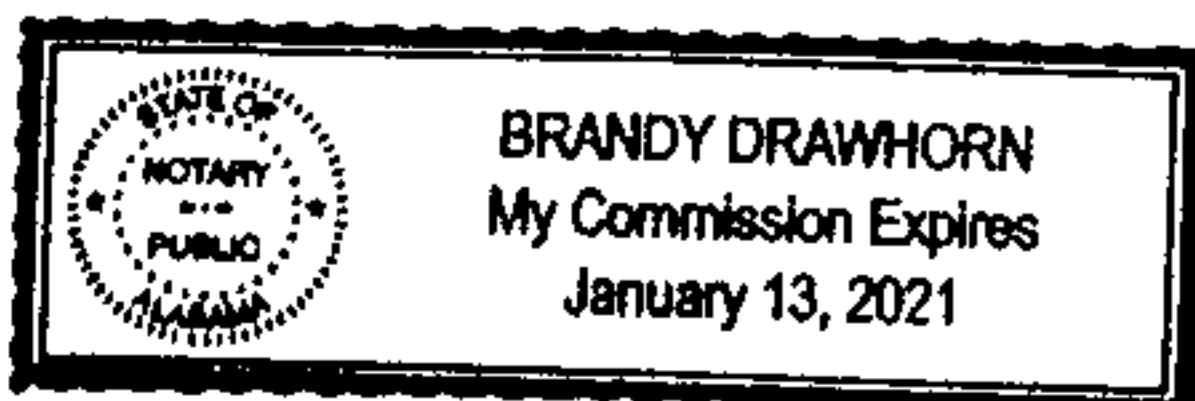



EXHIBIT A

Commence at the NW corner of Section 26, Township 19 South, Range 1 West; thence run South along the West line of said Section 26, a distance of 1583.83 feet to the point of beginning; thence turn an angle of 38 deg. 34 min. to the left and run a distance of 451.80 feet, to a point on the North right of way of Alabama State Highway No. 280; thence turn an angle of 156 deg. 52 min. 08 sec. to the left and run a distance of 491.29 feet; thence turn an angle of 113 deg. 07 min. 52 sec. to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW1/4 of the NW1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre.


20170314000085170 6/8 \$38.00
Shelby Cnty Judge of Probate, AL
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BIRMINGHAM, ALABAMA 35236

AFFIDAVIT AS TO DEATH AND HEIRS

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared Douglas L. Key whose name is signed to this Affidavit and who is known to me, and who, being by me first duly sworn, deposes and says as follows:

My name is Douglas L. Key and I reside in Shelby County, Alabama. I was personally acquainted with LYNDAL L. MCMANUS who died on or about February 13, 2015. She died intestate and there has been no administration of her estate and she left no debts outstanding at the time of her death. During her lifetime she owned the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

I had known LYNDAL L. MCMANUS for a period of more than twenty (20) years and I knew her family. She left surviving her spouse, namely BURLIN D. MCMANUS, JR. and her two children, namely, KIMBERLY M. TATUM and JEFFREY MCMANUS, who are all over the age of 19 years and are of sound mind.

Other than these said descendants, the said LYNDAL L. MCMANUS was survived by no other descendant or no other child or children or descendant of a deceased child or children.

1st IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the March day of 2017.

Douglas L. Key
AFFIANT -

STATE OF ALABAMA)
Bibb COUNTY)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 1st DAY OF March, 2017.

Shirley K. Hall
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/3/2020




20170314000085170 7/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT

EXHIBIT A

Commence at the NW corner of Section 26, Township 19 South, Range 1 West; thence run South along the West line of said Section 26, a distance of 1583.83 feet to the point of beginning; thence turn an angle of 38 deg. 34 min. to the left and run a distance of 451.80 feet, to a point on the North right of way of Alabama State Highway No. 280; thence turn an angle of 156 deg. 52 min. 08 sec. to the left and run a distance of 491.29 feet; thence turn an angle of 113 deg. 07 min. 52 sec. to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW1/4 of the NW1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre.


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