

Send tax notice to:  
LEN MANLEY  
179 CALUMET DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2017353

**WARRANTY DEED**

**20170710000245340  
07/10/2017 02:03:30 PM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHRISTOPHER GRIFFIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE RANDALL GRIFFIN, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2013-000228, **whose mailing address is:** 10009 Ridge Trail, Birmingham AL 35242 (hereinafter referred to as "Grantor") by LEN MANLEY and CAROLYN MANLEY **whose property address is:** 179 CALUMET DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 29, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Building and setback lines of 20 feet as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama,
4. Permits to Alabama Power Company as recorded in Deed Book 109, Page 502 and Deed Book 166, Page 149, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Shelby County as set forth in Deed Book 135, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1996-30329, in the Probate Office of Shelby County, Alabama,

7. Easements as shown on recorded plat.
8. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument No. 20131204000469270.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, ESTATE OF EDDIE RANDALL GRIFFIN, by Christopher Griffin, its Personal Representative, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 7th day of July, 2017.


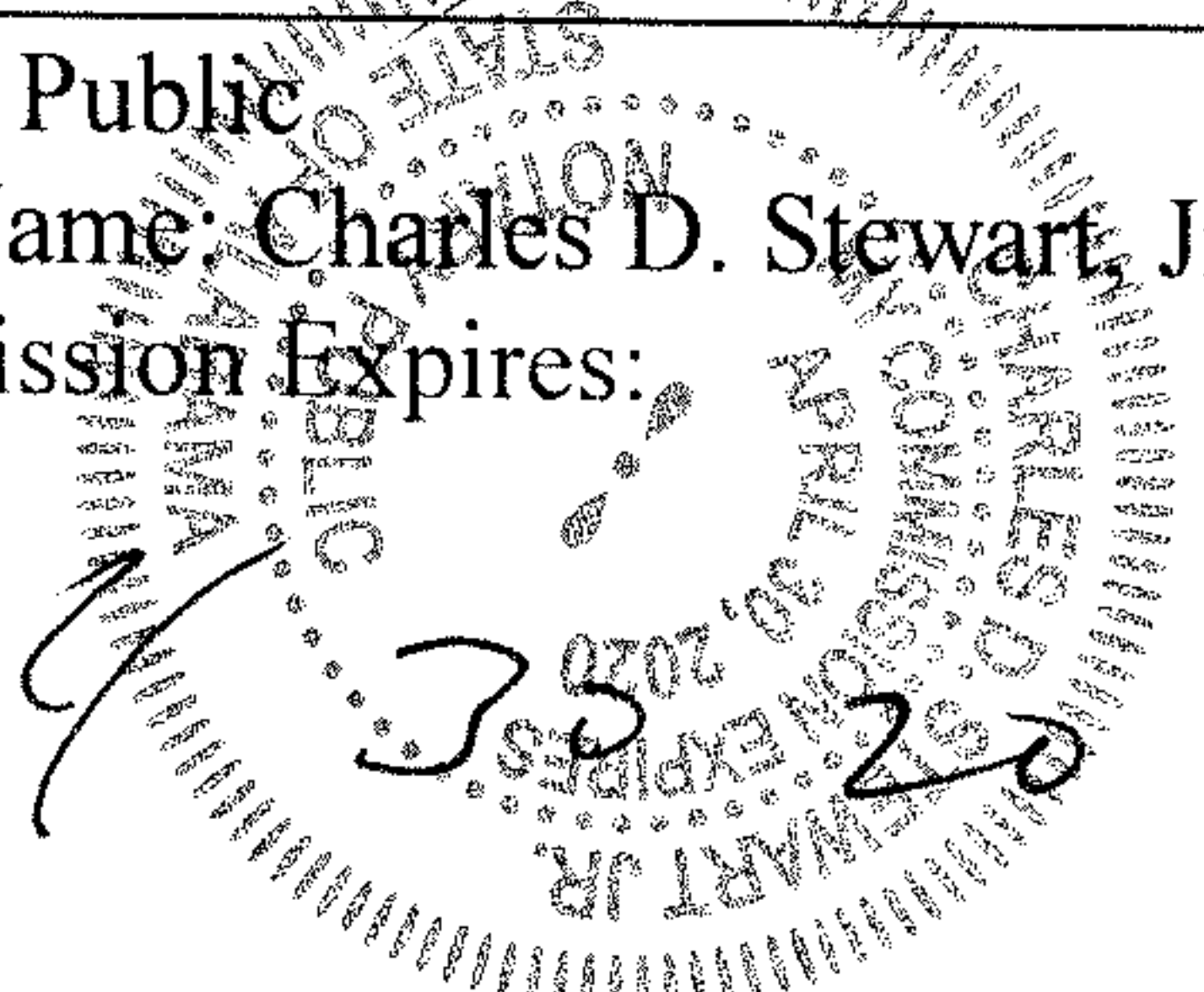
ESTATE OF EDDIE RANDALL GRIFFIN

 PERSONAL REPRESENTATIVE  
By: Christopher Griffin, as Personal Representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER GRIFFIN, whose name as PERSONAL REPRESENTATIVE OF THE ESTATE OF EDDIE RANDALL GRIFFIN, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this the 7th day of July, 2017.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/10/2017 02:03:30 PM  
\$173.00 CHERRY  
20170710000245340

