

No Address only acreage/vacant!

THIS INSTRUMENT PREPARED BY:

Nicholas V. Caulder  
Caulder & Gray, LLC  
1950 Stonegate Drive, Ste. 240  
Vestavia Hills, AL 35242

Send Tax Notice to:

The Manning Revocable Living Trust  
LARRY JOE MANNING, Trustee  
NITA JOYCELYN PLYLER MANNING, Trustee  
2601 Hull Road  
Empire, AL 35063

**THE PREPARATION OF THIS DOCUMENT DOES NOT CONSTITUTE AN EXAMINATION OF TITLE AS TO THE PROPERTY DESCRIBED HEREIN. THE PREPARER OF THIS DEED MAKES NO GUARANTEES CONCERNING EITHER THE ACCURACY OF THIS DESCRIPTION OR THE OWNERSHIP OF THIS PROPERTY.**

*LEGAL DESCRIPTION PROVIDED BY GRANTOR(S)*



20230210000036320 1/4 \$127.00  
Shelby Cnty Judge of Probate, AL  
02/10/2023 01:18:05 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other valuable consideration to the grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **LARRY MANNING** and **JOYCELYN P. MANNING**, husband and wife (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **LARRY JOE MANNING** and **NITA JOYCELYN PLYLER MANNING** as **Trustees of THE MANNING REVOCABLE LIVING TRUST** dated January 17, 2023 (hereinafter referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land being situated in the north ½ of Section 34, Township 24 North, Range 15 East, being more particularly described as follows:

Commence at the NE corner of Section 34, Township 24 North, Range 15 East; thence run Southerly along the east line thereof for 306.34 feet to the Point of Beginning; thence continue last described course for 328.42 feet; thence 89° 12' 29" right run Westerly 2509.27 feet to the easterly R/W of Shelby County Road #47 and a curve concaved Northwesterly (having a radius of 992.49 feet and a central angle of 9° 32' 46"); thence 35° 02' 37" right to chord of said curve run Northwesterly along said curve and R/W for 165.36 feet to a curve to the right (having a radius of 269.68 feet to a central angle of 27° 08' 22"); thence continue along said R/W and curve for 127.74 feet to a curve to the left (having a radius of 1835.73 feet and a central angle of 3° 55' 43"); thence continue along said R/W and curve for 126.40 feet; thence 111° 55' 57" right from chord of last said curve run Easterly 2761.32 feet to the Point of Beginning.

Subject to permits to Alabama Power Company recorded in Deed Book 242, page 452, and Deed Book 242, page 921, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO** all other Restrictions, Conditions, Covenants, Rights of Way, and Easements now of record, if any.

Shelby County, AL 02/10/2023  
State of Alabama  
Deed Tax: \$95.00



20230210000036320 2/4 \$127.00  
Shelby Cnty Judge of Probate, AL  
02/10/2023 01:18:05 PM FILED/CERT

☒ The property herein conveyed **is not** part of the homestead of Grantors as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, 3 (1975) as amended, or

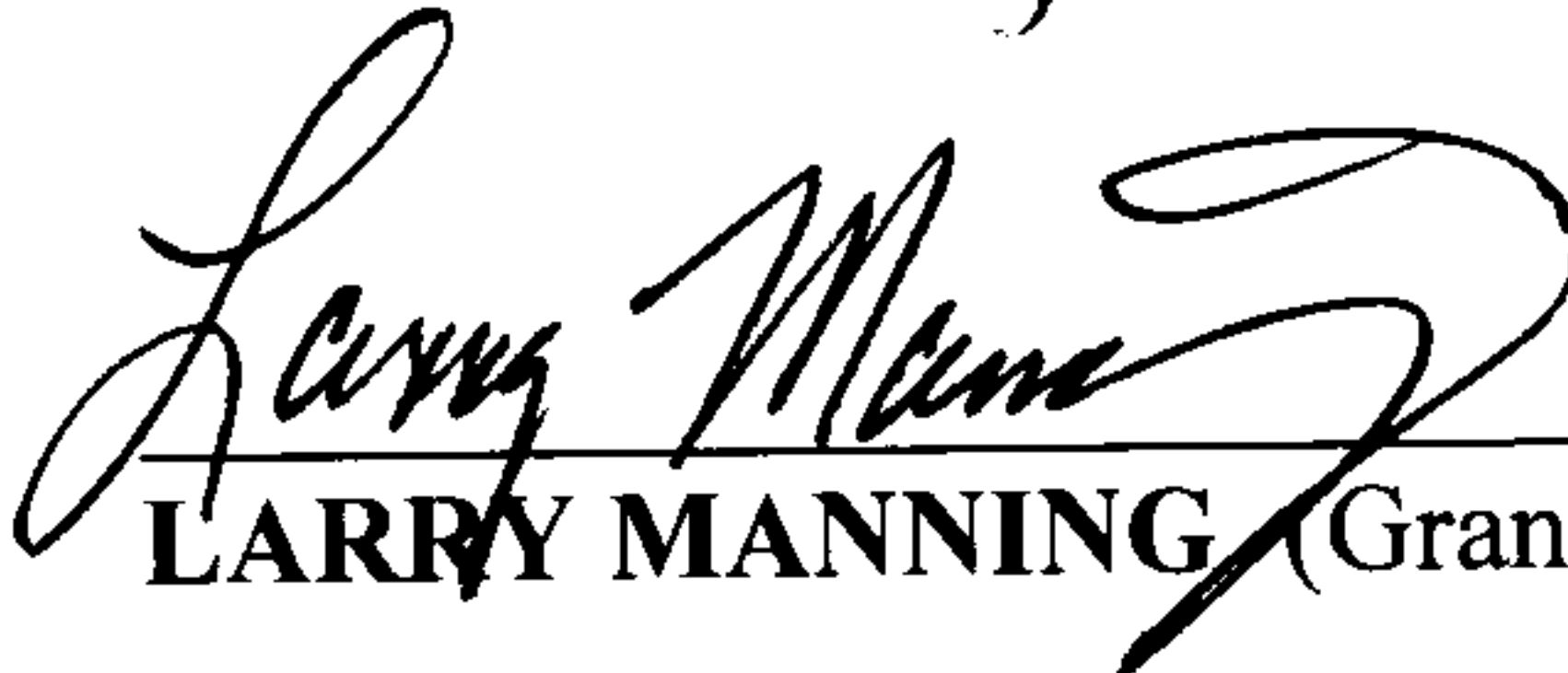
☐ The property herein conveyed **is** part of the homestead of Grantors and the conveyance is joined by both Husband and Wife.

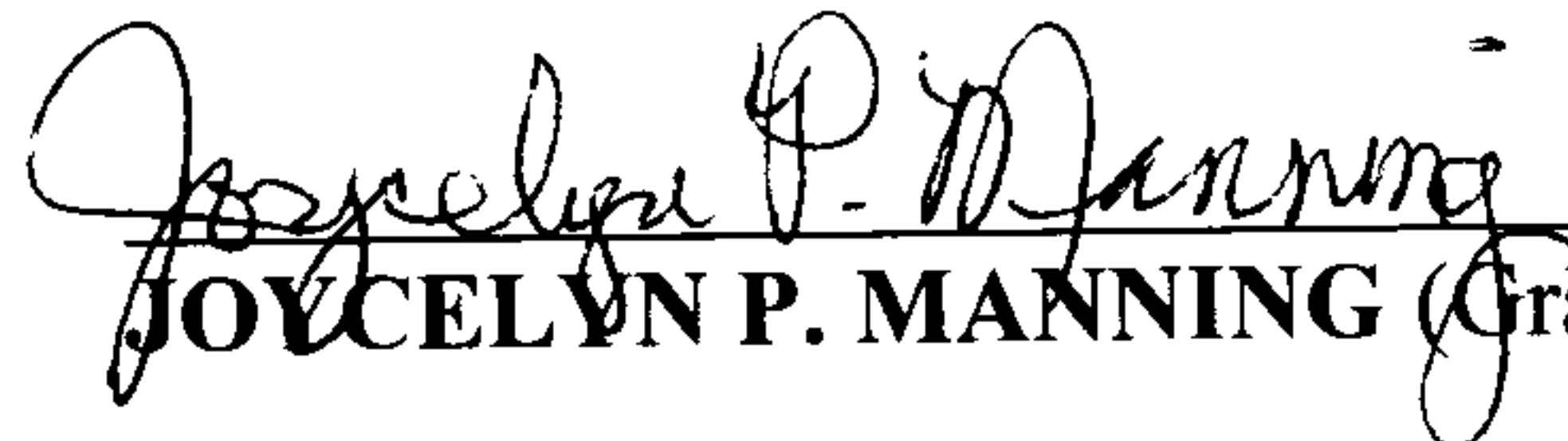
TO HAVE AND TO HOLD to said GRANTEES, its successors and assigns, forever, with all appurtenances thereunto belonging.

GRANTORS do for ourselves and our heirs, personal representatives, executors and assigns, covenant with said GRANTEES, its successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and our heirs and assigns shall warrant and defend the same to the said grantees, its successors and assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of the 12 day of January, 2023.

  
LARRY MANNING (Grantor)

  
JOYCELYN P. MANNING (Grantor)

STATE OF ALABAMA

COUNTY OF Walker



20230210000036320 3/4 \$127.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LARRY MANNING** and **JOYCELYN P. MANNING**, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of January, 2023.

(SEAL)

Stacy Sumner

Notary Public

Commission Expires: July 18, 2026



## Real Estate Sales Validation Form

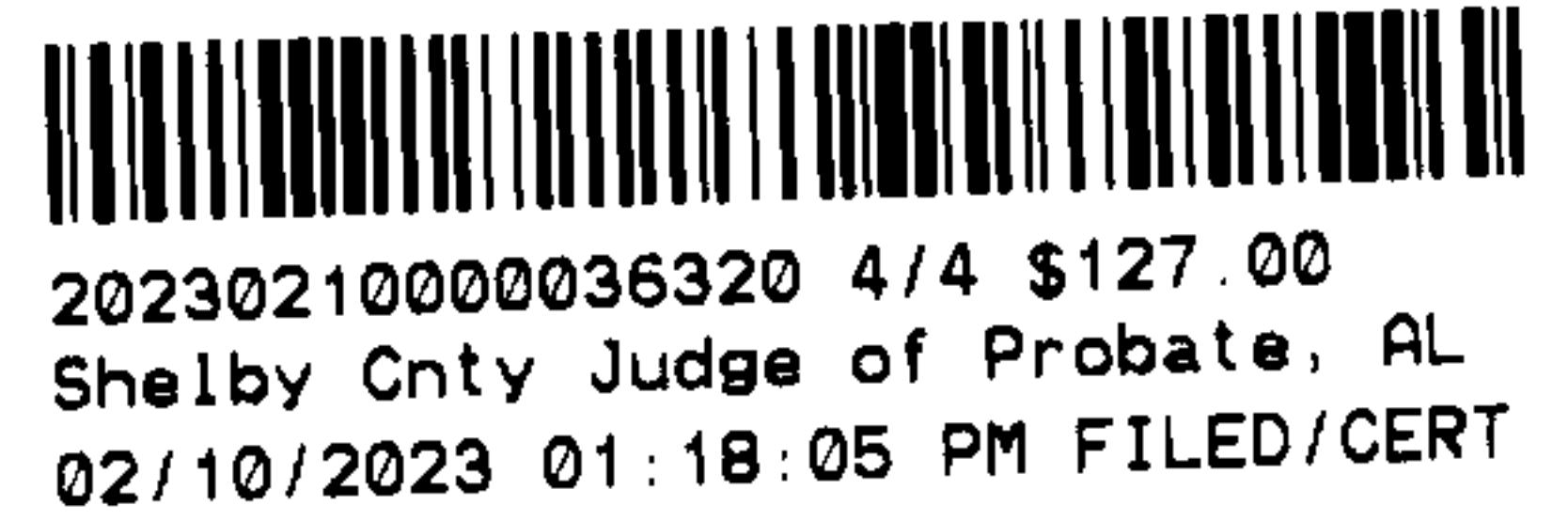
***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Larry Manning & Joycelyn P.  
Mailing Address Manning  
2601 Hull Rd.  
Empire, AL 35063

Grantee's Name Larry Joe Manning & Nita Joycelyn Plyler  
Mailing Address Manning, Trustees of The Manning  
Revocable Living Trust, 2601 Hull Rd.  
Empire, AL 35063

Property Address AL

Date of Sale 01-17-23  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 94,920.00



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby Co. Property Tax /Parcel Info Online  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 01-17-23

Print Larry J. Manning

Joycelyn P. Manning

Sign Larry J. Manning Joycelyn P. Manning  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1