

**SEND TAX NOTICE TO:**  
Larry Manning and Joycelyn Manning  
2601 Hull Rd  
Empire AL 35063

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND AND 00/100 (\$189,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kayce Clayton Watkins and Owen Kahn Watkins, a married couple**, whose address is 161 Sunset Lake Drive, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Larry Manning and Joycelyn Manning**, whose address is 2601 Hull Rd Empire, AL 35063 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Larry Manning and Joycelyn Manning, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 424 Ronbar Road, Columbiana, AL 35051 to-wit:**

**LOT 1, ACCORDING TO THE SURVEY OF RONBAR FARMS AS RECORDED IN MAP BOOK 57, PAGE 5 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Joycelyn Manning is one and the same person as Jocelyn Manning.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of June, 2024.

*Kayce Clayton Watkins*  
Kayce Clayton Watkins

*Owen Kahn Watkins*  
Owen Kahn Watkins

*pgm*  
STATE OF ALABAMA  
COUNTY OF ~~JEFFERSON~~ *Shelby*

I, the undersigned Notary Public in and for said County and State, hereby certify that Kayce Clayton Watkins and Owen Kahn Watkins whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2024.

*[Signature]*  
Notary Public  
My Commission Expires:

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/28/2024 08:50:11 AM  
\$214.00 LAURA  
20240628000194220

*Allie S. Bayl*