

Send Tax Notice to:

Blake Brock
4672 Old Highway 280
Sterrett, Al 35147

This instrument was prepared by:
Nathan R. Cordle, Esq.
4320 7th Avenue South
Birmingham, AL 35222
(205) 454-9121

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SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #20030218000100740

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **One Hundred Ninety Nine Thousand and 00/100 Dollars (\$199,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Vickey Mann, an unmarried woman; Darla Pair, a married woman; Samuel L. Mann, a married man; Charles T. Mann, a married man; Jason W. Mann, a married man; and Mary Mann, an unmarried woman**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 130 April Lane, Westover, Al 35147 does hereby grant, bargain, sell and convey unto **Blake Brock**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 4672 Old Highway 280, Sterrett, Al 35147 for and the following described real estate, situated in Shelby County, Alabama, having an address of 4672 Old Highway 280, Sterrett, AL 35147, to wit:

COMMENCE AT A FOUND 5/8" CAPPED REBAR STAMPED "SSI" BEING THE SOUTHEAST CORNER OF LOT 1A OF A RESURVEY OF LOTS 1 & 2 OF THE CORNERS OF WESTOVER, AS RECORDED IN MAP BOOK 50, PAGE 4 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE NORTHERN RIGHT OF WAY OF OLD HIGHWAY 280 (80' R.O.W.) N 87°44'57" W FOR A DISTANCE OF 698.72' TO A POINT IN THE CENTER OF A CREEK AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 87°45'49" W, PASSING THROUGH A SET 5/8" CAPPED REBAR STAMPED "LINE-IRON CA-1084-LS" AT 35.00' FOR A TOTAL DISTANCE OF 415.36' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EASTERLY RIGHT OF WAY OF APRIL LANE (30' PRIVATE R.O.W.); THENCE LEAVING SAID OLD HIGHWAY 280 RIGHT OF WAY, RUN ALONG SAID APRIL LANE RIGHT OF WAY N 00°00'07" E FOR A DISTANCE OF 252.06' TO A FOUND 1/4" REBAR; THENCE LEAVING SAID RIGHT OF WAY, RUN S 89°59'43" E, PASSING THROUGH A SET 5/8" CAPPED REBAR STAMPED "LINE-IRON CA-1084-LS" AT 555.00' FOR A TOTAL DISTANCE OF 576.50' TO A POINT IN THE CENTER OF A CREEK; THENCE RUN ALONG SAID CREEK FOR THE FOLLOWING EIGHT (8) CALLS: S 15°06'45" E FOR A DISTANCE OF 4.13' TO A POINT; S 09°05'44" W FOR A DISTANCE OF 62.63' TO A POINT; S 01°22'07" W FOR A DISTANCE OF 46.94' TO A POINT; S 39°48'07" W FOR A DISTANCE OF 70.30' TO A POINT; S 10°10'08" W FOR A DISTANCE OF 51.43' TO A POINT; S 73°49'28" W FOR A DISTANCE OF 72.65' TO A POINT; S 46°10'45" W FOR A DISTANCE OF 34.68' TO A POINT; S 21°54'04" W FOR A DISTANCE OF 7.11' TO THE POINT OF BEGINNING.

The Property herein described does not constitute the homestead of any of the Grantors.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$193,030.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of July, 2024.

Vickey Mann
Vickey Mann

STATE OF Alabama

COUNTY OF Jefferson

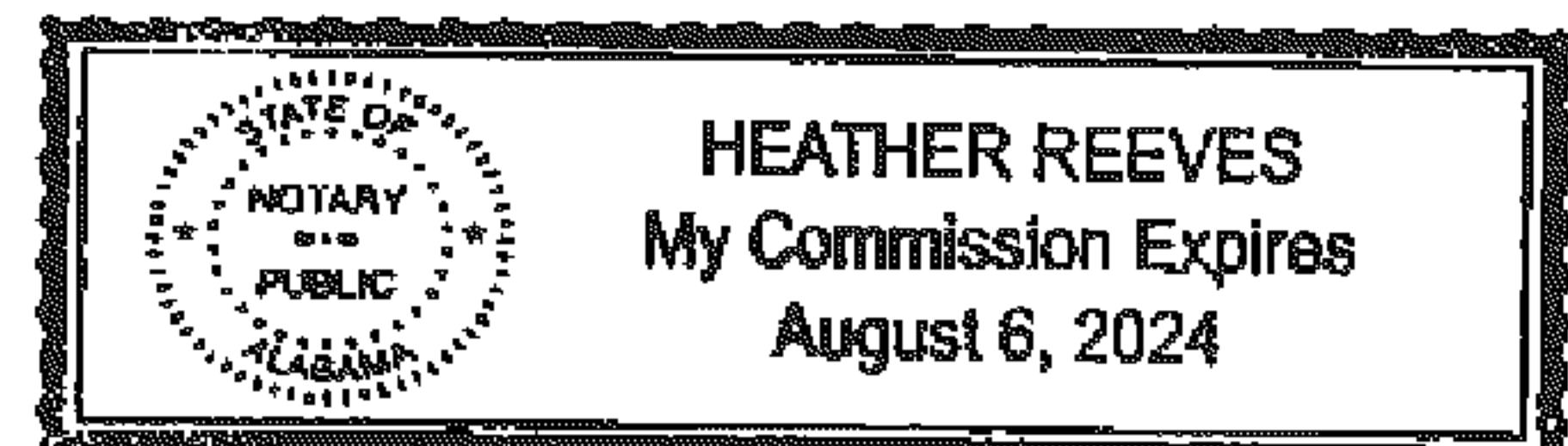
I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Vickey Mann**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 10 day of July, 2024.

Heather Reeves
Notary Public

My Commission Expires: 8.6.24

[SEAL]



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of July, 2024.

Darla Pair
Darla Pair

STATE OF Alabama

COUNTY OF Jefferson

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Darla Pair**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 10 day of July, 2024.

Heather Reeves
Notary Public

My Commission Expires: B.6.24

[SEAL]



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of July, 2024.

Samuel L. Mann
Samuel L. Mann

STATE OF Alabama

COUNTY OF Shelby

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Samuel L. Mann**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 9th day of July, 2024.


Jeninne H Poe
Notary Public

[SEAL]

My Commission Expires: 8-28-2024



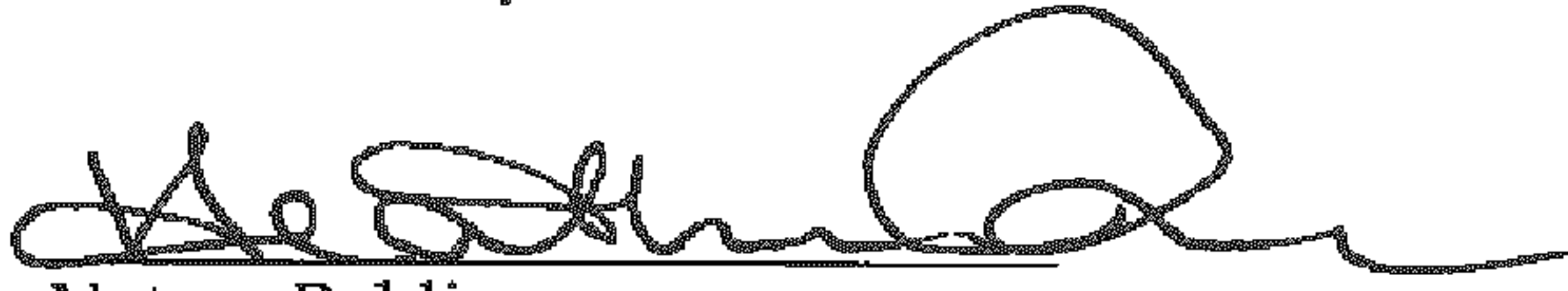
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of July, 2024.


Charles T. Mann

STATE OF Alabama
COUNTY OF Jefferson

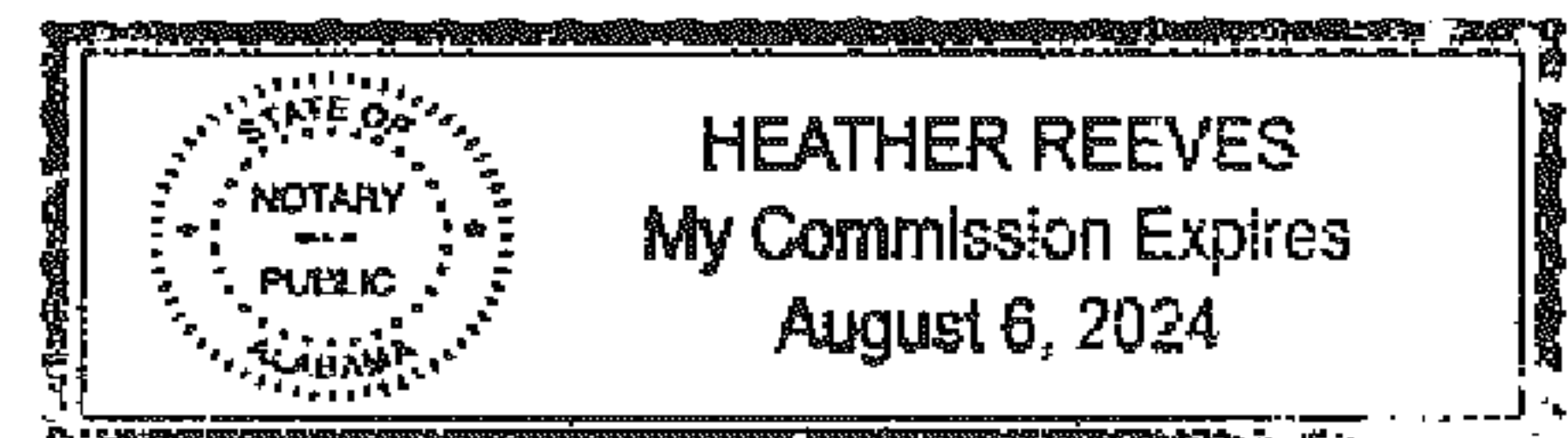
I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Charles T. Mann**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 10 day of July, 2024.


Notary Public

My Commission Expires: 8.10.24

[SEAL]



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of July, 2024.

Jason W. Mann
Jason W. Mann

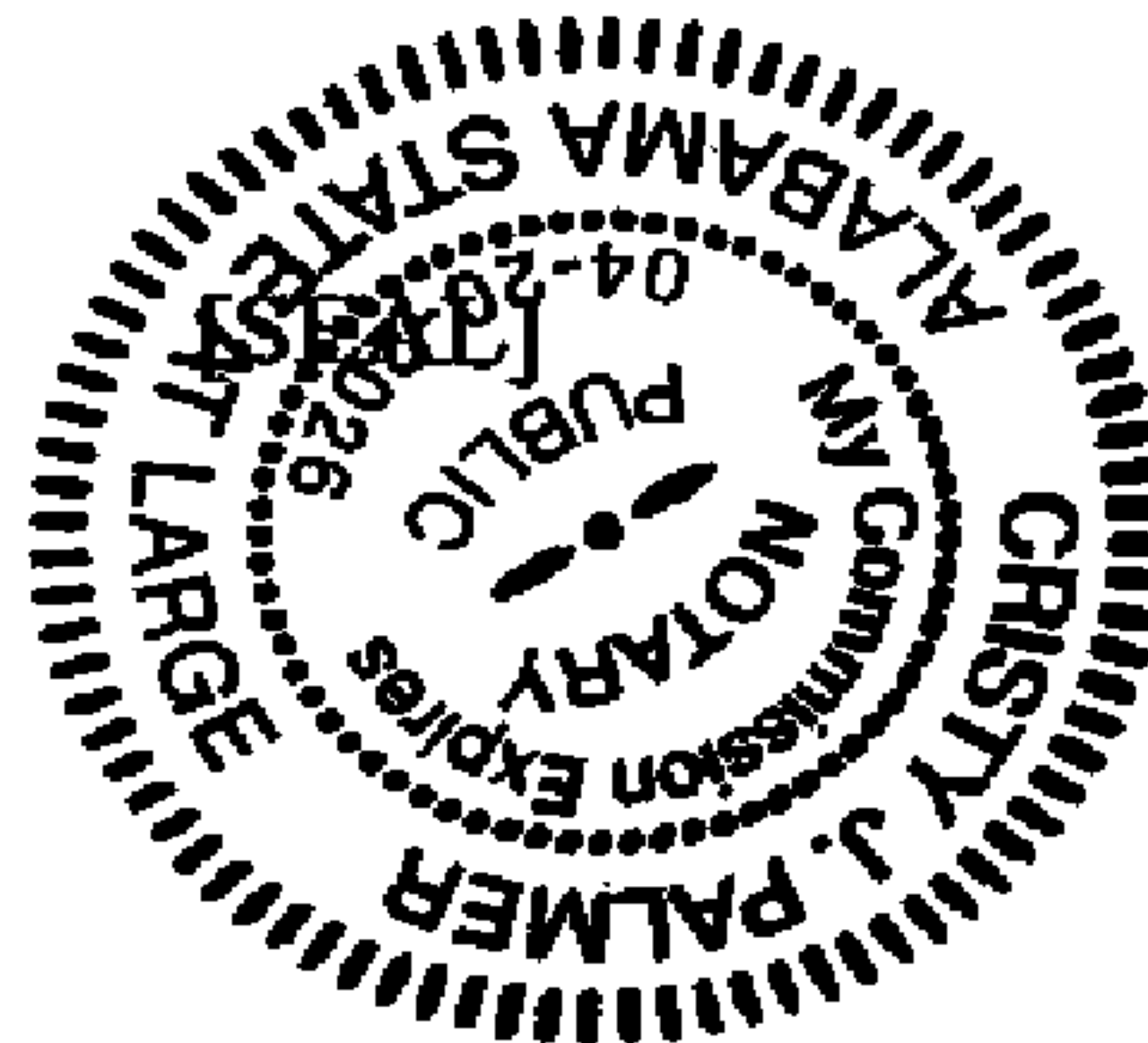
STATE OF AL
COUNTY OF Baldwin
I, Cristy J. Palmer

, a Notary Public in and for said county in said state, hereby certify that **Jason W. Mann**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 10 day of July, 2024.

Cristy J. Palmer
Notary Public

My Commission Expires: _____



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of July, 2024.

Mary Mann
Mary Mann

STATE OF Alabama
COUNTY OF Jefferson

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Mary Mann**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 10 day of July, 2024.

Heather Reeves
Notary Public

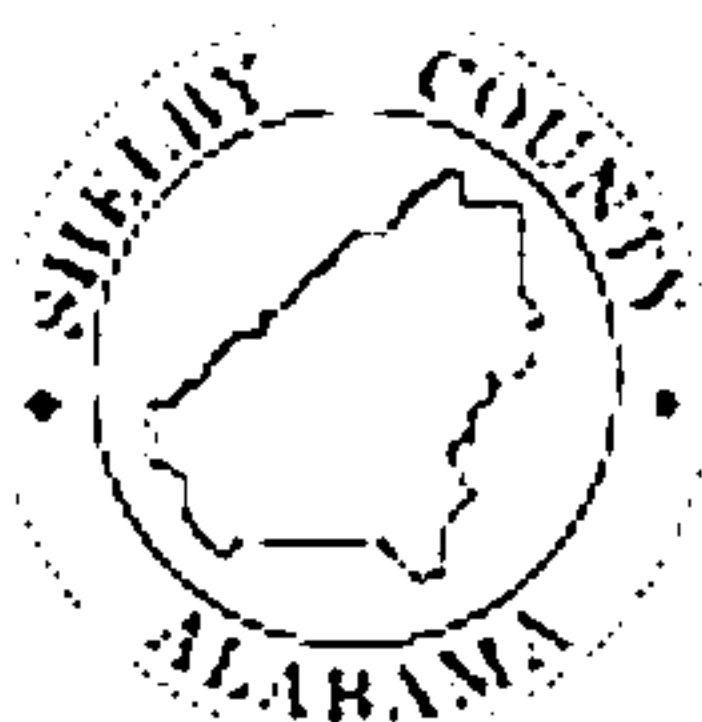
[SEAL]

My Commission Expires: 8.6.24



This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
4320 7th Avenue South
Birmingham, AL 35222
(205) 454-9121

File No.: ATB4203



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2024 01:07:43 PM
\$50.00 BRITTANI
20240711000211410

Allie S. Bayl