

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)

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)



20241028000336700 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
10/28/2024 12:52:02 PM FILED/CERT

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 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, 20 23 (hereinafter referred to as Grantees), 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, JOCELYN MANNING and **NITA JOYCELYN PLYLER MANNING** are one and the same person.

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.

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

Shelby County, AL 10/28/2024
State of Alabama
Deed Tax: \$95.00

and assigns forever, against the lawful claims of all persons.



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[] 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.

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 28 day of October, 2024.

Larry Manning
LARRY MANNING (Grantor)

Joycelyn Manning
JOYCELYN MANNING (Grantor)

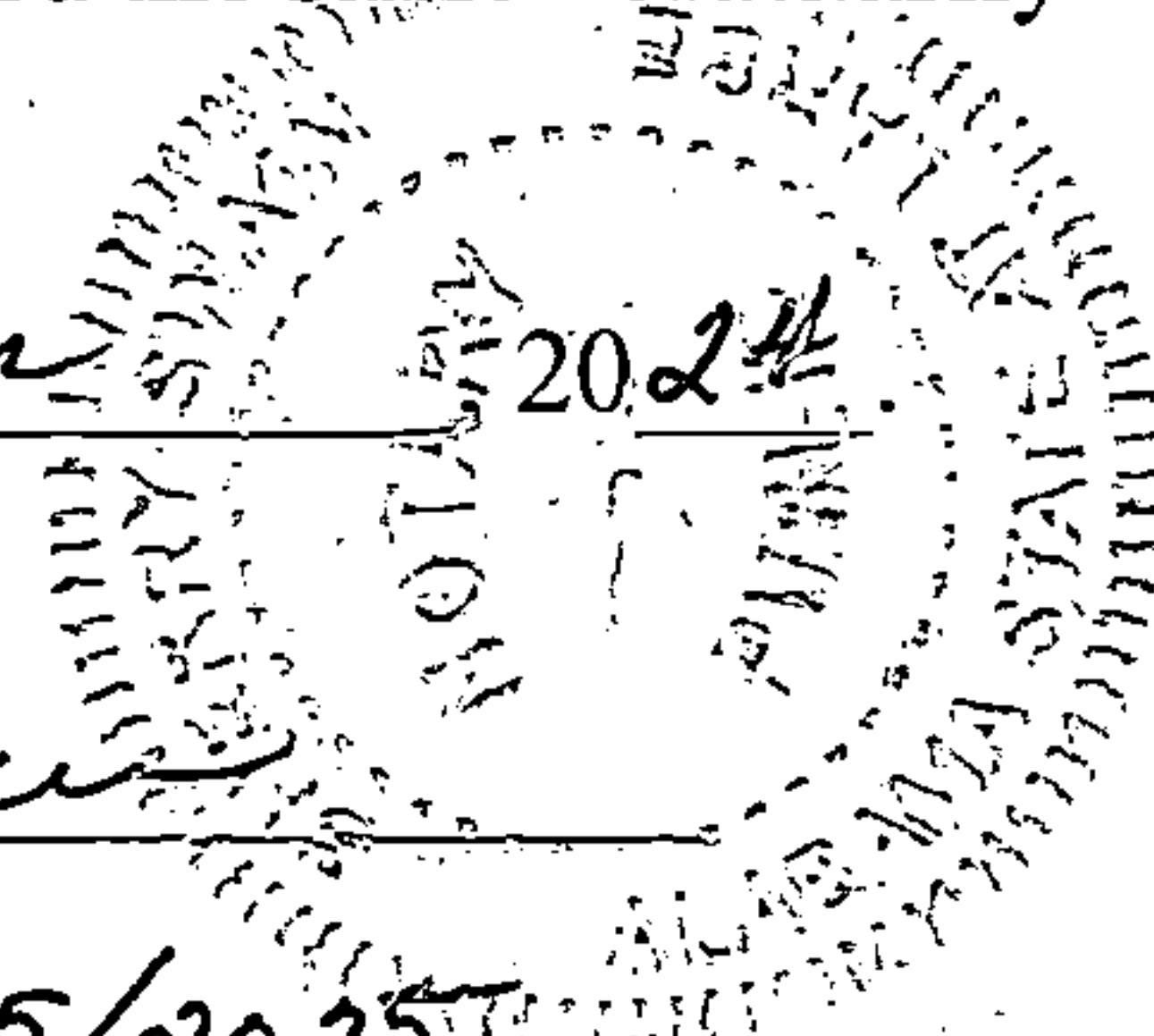
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LARRY MANNING** and **JOYCELYN 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 28th day of October, 2024

(SEAL)

Harry Dwan
Notary Public
Commission Expires: 8/25/2025



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
424 Ronbar Road
Columbiana, AL 35051

Date of Sale 06-27-2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 94,920.00



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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)

(Print) Larry Manning

☐ Unattested

(verified by)

(Sign) Larry Manning
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1