

This instrument was prepared by

(Name) Carol Kinnebrew

(Address) Rt #1 Box 128-A Helena, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

4331

That in consideration of Ten Dollars & other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John B. Foster and wife, Barbara Ann Foster

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jack A. McGuire and wife, Ann E. McGuire

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West; thence run east along the north line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 896.66 feet; turn right an angle of 89 deg. 20' a distance of 109.15 feet for point of beginning; thence continue said course a distance of 210.0 feet, turn right an angle of 54 deg. 46' a distance of 380.0 feet, turn right an angle of 125 deg. 14' a distance of 210.0 feet to the SE right of way boundary of Roadway, turn right an angle of 54 deg. 46' along said SE right of way boundary a distance of 380.0 feet to point of beginning, being in SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West, Shelby County, Alabama.

Begin at NW corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25, Township 19, Range 3 West; run thence East along the north boundary of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 896.66 feet; turn right an angle of 89 deg. 20' a distance of 109.15 feet; turn right an angle of 54 deg. 46' a distance of 380.0 feet for point of beginning; thence continue said course a distance of 177.30 feet; turn left an angle of 77 deg. 33'30" a distance of 176.28 feet; turn left an angle of 102 deg. 26'30" a distance of 93.31 feet; turn left an angle of 54 deg. 46' a distance of 210.0 feet to point of beginning; being in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 25, Township 19, Range 3 West, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
03/21/1974 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 19th day of March, 1974

WITNESS: STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

March 21, 1974 (Seal)

RECORDED & \$12.00 (Seal) AX

\$16.00 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT (Seal)

John B. Foster (Seal)

Barbara Ann Foster (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Carol S. Kinnebrew, a Notary Public in and for said County, in said State, hereby certify that John B. Foster and wife Barbara whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, A. D., 1974

Carol S. Kinnebrew
Notary Public.