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Shelby Cnty Judge of Probate, AL  
07/14/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Daniel M. Spitler, Attorney  
1970 Chandalar South Office Park  
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

2450

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Fourteen Thousand Two Hundred Fifty and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,  
Jack A. McGuire and wife, Ann E. McGuire

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

Sammy J. Johnson and wife, Patsy L. Johnson, an undivided  
one-half interest

(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:

A parcel of land located in the SE-1/4 of the SE-1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said 1/4-1/4 section; thence in a Southerly direction along the Westerly line of said 1/4-1/4 section, a distance of 451 feet; thence 72 degrees 10' left, in a Southeasterly direction a distance of 210 feet to the point of beginning; thence 72 degrees 10' right, in a Southerly direction a distance of 74.11 feet; thence 35 degrees 09' 10" left, in a Southeasterly direction a distance of 177.02 feet; thence 90 degrees left, in a Northeasterly direction a distance of 120.96 feet; thence 90 degrees left, in a Northwest-erly direction a distance of 180.00 feet; thence 90 degrees left, in a South-westerly direction, a distance of 26.50 feet; thence 76 degrees 38' 40" right in a Northwesterly direction a distance of 61.56 feet; thence 80 degrees 08' 26" left in a Southwesterly direction a distance of 37.64 feet to the point of beginning.

Subject to easements and restrictions of record. Mineral and mining rights excepted.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to First Federal Savings & Loan Association of Bessemer, recorded in Mortgage Book 359, Page 537, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$9,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The undersigned grantors have simultaneously conveyed the undivided balance of the property to Jackie E. Elliott.

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;

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 and seal, this 11th day of July, 1978

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 JUL 14 PM 9:07

Rec'd Tax 500  
Rec'd 1.50  
Ind. 1.50

Jack A. McGuire

State of

ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Jack A. McGuire and wife, Ann E. McGuire, a Notary Public in and for said County, in said State, 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 11th day of July, A.D., 1978.

Form 3091

Notary Public