

This deed was prepared without the benefit of title evidence, by the law firm of Watson & Johnson, P. O. Box 987, Alabaster, Alabama 35007.
This instrument was prepared by

1478

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

\$1,000.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars and other good and valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jack A. McGuire a single man and Jean Weldon McGuire a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jacqueline M. Everidge

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama and run thence North 89° 53' 20" East along the North line of said quarter-quarter a distance of 649.80' to a point, thence run South 2° 20' 10" East a distance of 1,778.80' to a point, thence run North 78° 38' 20" west a distance of 175.00' to the point of beginning of the property, Parcel No. 4, being described, thence run South 6° 14' 05" West a distance of 259.33' to a point on the North margin of McGuire Road, thence run North 85° 53' 18" West along the said North line of said McGuire Road a distance of 144.15' to a point, thence run North 57° 51' 17" West along said same right of way line a distance of 93.78' to a point, thence run North 64° 31' 10" East a distance of 171.47' to a point, thence run North 54° 44' 44" West a distance of 209.44' to a point on the Southeasterly margin of Cherokee Trail, thence run North 64° 06' 53" East along said margin of said road a distance of 91.47' to a point, thence run South 78° 38' 20" East a distance of 189.41' to the point of beginning, containing 1.11 acres and marked at each corner with a steel rebar pin or pipe. Property is subject to an existing easement of right of way to Alabama Power Company and to all agreements, easements, restrictions and/or limitations of probated record or applicable law or regulation.

The above legal description was furnished by Grantors and Grantee.

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

1987 AUG 20 AM 8:48

1. Deed Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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, his, her or 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

day of August, 19 87

(SEAL)

Jack A. McGuire
Jack A. McGuire

(SEAL)

(SEAL)

Jean Weldon McGuire
Jean Weldon McGuire

(SEAL)

(SEAL)

Jean Weldon McGuire
Jean Weldon McGuire

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

a Notary Public in and for said County,

Jack A. McGuire a single man and Jean Weldon McGuire a single woman

Whose name(s) 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 19th day of August

A.D. 19 87

John M. McGuire
John M. McGuire

James E. Cane
James E. Cane