

This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

1698

MAIL TAX NOTICE TO:
Mr. A. J. McGuire
2075 Old Hickory 31
Rt 1, Box 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND EIGHTY AND NO/100 DOLLARS (\$158,080.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, W. PAUL YEAGER, DAVID W. YEAGER by and through his attorney in fact, W. Paul Yeager, under the Power of Attorney recorded in Book 55 page 651 in the Probate Office of Shelby County, Alabama, JAMES AUSTIN YEAGER, by and through his attorney in fact, W. Paul Yeager, under the Power of Attorney recorded in Book 55 page 649 in the Probate Office of Shelby County, Alabama, and PATRICIA ANN YEAGER FUHRMEISTER, by and through her attorney in fact, W. Paul Yeager, under the Power of Attorney recorded in Book 044 page 704 in the Probate Office of Shelby County, Alabama,

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

A. J. MCGUIRE and wife, FRANCES 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:

A parcel of land in the SW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said 1/4 1/4 Section; thence run South along the East 1/4 1/4 line 707.13 feet to a point on the Northwest right of way of Shelby County Highway No. 33; thence turn right 51 deg. 02 min. 09 sec. and run Southwest along said right of way 275.48 feet; thence turn right 40 deg. 31 min. 58 sec. and run West 959.84 feet to the center of a paved road; thence turn right 107 deg. 15 min. 50 sec. and run Northeast along the center of said road 669.57 feet to the point of a clockwise curve having a delta angle of 32 deg. 06 min. 32 sec. and a radius of 333.84 feet; thence run along the arc of said curve 187.09 feet to the point of tangent; thence continue tangent to said curve 32.21 feet; thence turn right 33 deg. 10 min. 47 sec. and run Easterly along a fence 549.07 feet to a point on the North 1/4 1/4 line; thence turn right 07 deg. 26 min. 12 sec. and run East along the North 1/4 1/4 line 280.84 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 141 page 596 in Probate Office of Shelby County, Alabama.

Mineral and mining rights being assessed by Ruth Purvis Worrell.

Less and except any part of subject property that lies within a public road.

This property does not constitute the homestead of the Grantors herein.

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 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 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

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Dan Spittle

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of January, 1988.

W. Paul Yeager (SEAL)
W. Paul Yeager

David W. Yeager (SEAL)
David W. Yeager by W. Paul Yeager
His Attorney in Fact

James Austin Yeager (SEAL)
James Austin Yeager by W. Paul Yeager
His Attorney in Fact

Patricia Ann Yeager Fuhrmeister (SEAL)
Patricia Ann Yeager Fuhrmeister
by W. Paul Yeager, Her Attorney
in Fact

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Paul Yeager; David W. Yeager by and through his Attorney in Fact, W. Paul Yeager; James Austin Yeager by and through his Attorney in Fact, W. Paul Yeager; and Patricia Ann Yeager Fuhrmeister, by and through her Attorney in Fact, W. Paul Yeager, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, individually and as Attorney in Fact for the other named individuals and with full authority, executed the same voluntarily on the day the same bears date for himself and for David W. Yeager, James Austin Yeager and Patricia Ann Yeager Fuhrmeister under his authority as Attorney in Fact for said individuals.

Given under my hand and official seal this 25th day of January, 1988.

(NOTARIAL SEAL)

David W. Yeager
Notary Public

My Commission Expires: 1/25/90

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

88 JAN 27 AM 9:17

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 158.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 164.50

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