

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and other good and valuable considerations
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
J.B. Holmes, a widower

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

Billy Ray McGuire and Gwendolyn Faye McGuire

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

From the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 35, Township 18 South, Range 2 East, run west along the south boundary line of the said Quarter-Quarter Section 179 feet, more or less, to a point on the west right of way line of U.S. 231 Highway for the point of beginning of the land herein conveyed; thence turn an angle of 75 deg. 31 min. to the right and run northwesterly along the west right of way line of U.S. 231 Highway for 440 feet; thence turn an angle of 153 deg. 25 min. to the left and run 416.30 feet; thence turn an angle of 1 deg. 00 min. to the left and run 405.4 feet; thence turn an angle of 99 deg. 10 min. to the left and run 225.3 feet; thence turn an angle of 19 deg. 40 min. to the left and run 140.0 feet, more or less, to a point on the west right of way line of U.S. 231 Highway; thence turn an angle of 86 deg. 45 min. to the left and run northwesterly along the west right of way line of U.S. 231 Highway 358 feet, more or less, to the point of beginning, being a part of the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 35, Township 18 South, Range 2 East, situated in Shelby County, Alabama, and containing 3.46 acres, more or less, SUBJECT TO MORTGAGE TO DIAMOND HOMES. SEE REVERSE SIDE
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 21st
day of November, 19 90.

WITNESS:

H. Harrison (Seal)
Bonita Y. Davidson (Seal)

(Seal)

J.B. Holmes (Seal)
J.B. Holmes (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that J.B. Holmes, a widower
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of November A. D., 19 90

H. Harrison
Notary Public.

LESS AND EXCEPT that portion previously conveyed to GRANTEES as recorded in Deed Book 246, page 264, and Deed Book 320, page 620 all in the Probate Office of Shelby County, Alabama.

BOOK 325 PAGE 176

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

91 JAN -8 AM 11:23

Thomas A. Swearingen, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Mfr. Tax	\$ 5.00
3. Recd. Tax	\$ 3.00
4. L.	
5. N.	
6. Certified Fee	\$ 1.00
Total	\$ 14.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

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